

CALIFORNIA COASTAL COMMISSION

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



Th11a

ADDENDUM

July 6, 2008

TO: Coastal Commissioners and Interested Parties

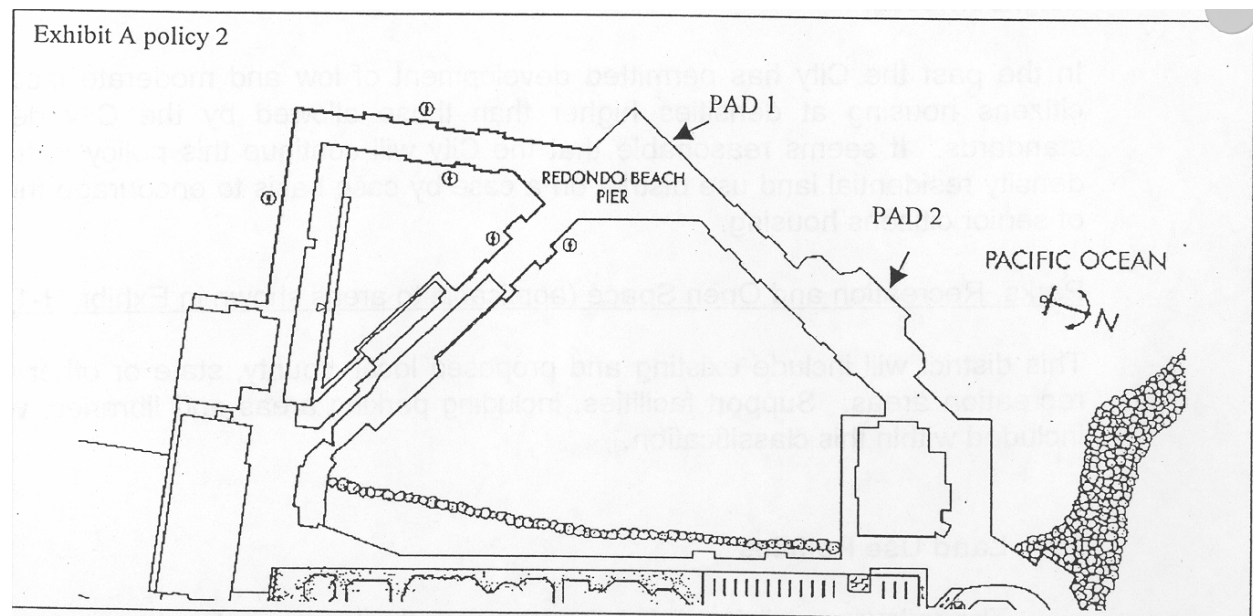
FROM: South Coast District Staff

SUBJECT: ADDENDUM TO **ITEM Th11a**, COASTAL COMMISSION LOCAL COASTAL PROGRAM AMMENDMENT **#RDB-MAJ-2-08 (City of Redondo Beach)** FOR THE COMMISSION MEETING OF **July 9, 2008**.

Changes to Staff Report

Commission staff recommends modifications and additions to Section II (Suggested Modifications) and Section III (Findings) of the staff report for clarification purposes. Deleted language is in strike through and new language to be added is shown in **bold, underlined italic**, additions or deletions changed as a part of this addendum are also double underlined, as shown below:

Page 11 –Section II, Special Conditions, Suggested Modification #5 refers to the following Exhibit from the certified LCP:



Page 14 – Modify Section II, Special Conditions, as follows:

Suggested Modification No. 10

Land Use Plan, Section VI, Subsection D - Land Use, New Policy 17:

17. The Coastal Act definition set forth below is incorporated herein as a definition of the Land Use Plan: “Environmentally sensitive habitat area (ESHA)” means any area in which plant or animal life or their habitats are either rare or especially valuable because of the special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

- a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.**
- b) Development within and adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.**
- c) Appropriate buffers shall be established to protect identified environmentally sensitive habitat areas.**

Page 17 – Modify Section II, Special Conditions, as follows:

Suggested Modification No. 16

Zoning Ordinance, 10-5.1900 Landscaping regulations:

(h) Tree Trimming within the Harbor/Pier Area. The trimming and/or removal of any trees that have been used for breeding and nesting by bird species listed pursuant to the federal or California Endangered Species Acts, California bird species of special concern, and wading birds (herons or egrets) within the past five (5) years, as determined by a qualified biologist or ornithologist, shall be undertaken in compliance with all applicable codes and regulations of the California Department of Fish and Game, the U.S. Fish and Wildlife Service, and the U.S. Migratory Bird treaty Act, and the following tree trimming policies:

Page 20 – Modify Section III, Findings, Amendment Description, as follows:

Area 2 Location

The Area 2 segment of the Redondo Beach Coastal Zone is comprised of the pier, harbor and power plant portions of the City. Area 2 is located entirely in the northwestern portion of the City of Redondo Beach (Exhibit 1 and 2). Area 2 is bordered by the Pacific Ocean to the west, the City of Hermosa Beach to the north, and a variety of commercial and residential uses located to

the east and south that exist within the certified portion of the Redondo Beach Coastal Zone (Area 1). A pier and wharf system was originally constructed in the late 1800's when the area served as the first commercial port for Los Angeles. King Harbor, as it exists today, is a man-made harbor with the last extensions to the outer break wall completed in 1958. The Harbor is comprised of 4 filled moles (Mole A – D) and three harbor basins. A large portion of the Pier and Harbor area is constructed on State Tidelands that were granted to the City of Redondo Beach (Exhibit 6). ~~*Although portions of the These*~~ uplands are designated tidelands and ~~*would normally be therefore are*~~ under the Commission's jurisdiction. ~~*the Commission has delegated to the City permit authority for the filled tidelands pursuant to Section 30613 of the Coastal Act After the Commission certifies the LCP for the Harbor/Pier area, the City may formally request that the Commission delegate the permit authority for the filled tidelands to the City pursuant to Section 30613 of the Coastal Act.*~~ The eastern portions of the Pier/Harbor area and the Power Plant site are located above State Tidelands.

Letters received in Support of Staff Recommendation:

Commission staff received sixteen (16) letters of support for the staff recommendation as presented in the staff report. A sample of these letters has been attached to the addendum immediately following this page.

July 6, 2009

Th11a – RDB 2-08
Councilmember Steve Diels – In Favor

California Coastal Commission
Attn: Gabriel Buhr
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, Ca 90802-4302

Re: Major Amendment Request No. 2-08 to the City of Redondo Beach (City) Certified Local Coastal Program (LCP)

Dear Commissioners:

I concur with your Staff Recommendation and urge you to certify the Land Use Plan and Implementation Program Amendments for the City of Redondo Beach without any further modifications. Redondo Beach and the Coastal Commission share governance and share the mission to **make the coastal zone accessible to all**. Currently our harbor area is a super-slab of asphalt with aging infrastructure attractive only to an elite few. Revitalizing the waterfront will create new ocean views, attract visitors and serve residents. We have worked hard to preserve open space at our unique Seaside Lagoon and to plan for a boat ramp. The pillars of our plan are **Public Access, Environmental Quality and Economic Viability**.

The process of arriving at this critical juncture has been a long and arduous one, upon which your Staff has made valuable contributions and your task less burdensome. Nearly 20 years ago the City of Redondo Beach initiated a master planning process of **critical importance and significance** to the **physical and economic future** of its Harbor-Pier Area as noted in the opening paragraph of the resulting specific plan. In fact, a stated goal of the adopted plan was to:

Serve as a "catalyst" which will enhance and direct the successful short-term and long-term future economic activity and physical development of the Harbor/Civic Center area of the City.

The **physical and economic future** of our Harbor-Pier Area is more questionable than ever, especially during these dire economic times. The City has persevered through a public planning process over the last nine years as highlighted by recent milestones:

- Harbor Visioning Working Group Process – December 2005 to March 2006
- Harbor Visioning Guiding Principles – adopted March 2006
- City Manager's Harbor & Pier Revitalization Task List – adopted June 2006
- City Strategic Plan Three Year Goals for 2007-2010 – Enhance and revitalize the Harbor and Pier area – adopted October 2007
- General Plan, Harbor/Civic Center Specific Plan, Coastal Land Use Plan and Zoning Ordinance Amendment Process – August 2007 to April 2008

Of course I should not fail to mention the thousands of community members that volunteered thousands of hours to the mission to make our City's waterfront accessible for all to enjoy. With your support we can finally begin the real work at hand. Thank you for your time and consideration.

Sincerely,

Steven Diels
Councilmember Redondo Beach



July 6, 2009

Th11a – RDB 2-08
Redondo Beach Chamber of Commerce – In Favor

California Coastal Commission
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, Ca 90802-4302

Re: Major Amendment Request No. 2-08 to the City of Redondo Beach (City) Certified Local Coastal Program (LCP)

Dear Commissioners:

The Redondo Beach Chamber of Commerce and Visitors Bureau is strongly in favor our City's Major Amendment Request to its LCP and take no issue with any of your staff's Suggested Modifications except for No. 8 and No. 15. Simply put the \$30,000 in lieu fee will be a further deterrent for the successful operation of the Harbor and the production of revenues that will produce infrastructure and services that enable access to the coastal zone for citizens of California.

As you can imagine the majority of hotel rooms in Redondo Beach are in the coastal zone including many existing hotel rooms that fall below seventy five percent of the State Wide average room rate as recommended in the staff report. Redondo Beach should be given credit for having a significant number of rooms that fall under that rate while not creating a hurdle to future development.

Since Redondo Beach is a landlord negotiating any future development on behalf of both the State Tidelands and City owned property this type of in lieu fee will prevent development from taking place and will jeopardize future Tideland and Upland revenues to the point of not meeting our infrastructure needs.

Development standards within the Harbor are tougher because of liquefaction and costal flood zone requirements along with financing complications because of land leases.

Again I wish to express full support for approving the City's LCP amendments.
Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "M. Smeltzer".

Marna Smeltzer
President
Redondo Beach Chamber of Commerce

Cc: Gabriel Buhr, Coastal Program Analyst
Aaron Jones, Planning Director, City of Redondo Beach

Gabriel Buhr

From: lenoreinrb@yahoo.com
Sent: Friday, July 03, 2009 11:59 AM
To: vmiller@coastal.ca.com
Cc: John Ainsworth; Gabriel Buhr; aaron.jones@redondo.org
Subject: Th11a Redondo Amendment Request No. 2-08

Dear Coastal Commission,

As a former Planner Commissioner and Chair of the Redondo Beach Planning Commission, I wish to express my support for the above-noted Amendment to our Coastal Plan.

This request is only a slight increase in square footage over what has already been approved for the Harbor area. It clarifies the zoning in the area so that revitalization of our Harbor area can proceed. It is important to the vitality of our city and attracting visitors to the Harbor and Pier areas.

Having seen the Harbor area deteriorate in the 14 years I have lived in Redondo Beach, I strongly urge you to approve this amendment to the Coastal Plan so that Redondo Beach can once again become the jewel of the South Bay for both residents and visitors.

Lenore Bloss
1221 S. Irena Avenue
Redondo Beach, CA 90277

7/6/2009

KING HARBOR BOATER'S ADVISORY PANEL
'to preserve and promote boating in King Harbor'

KING HARBOR YACHT CLUB, REDONDO BEACH YACHT CLUB, PORT ROYAL YACHT CLUB,
LANAKILA OUTRIGGER CLUB, NAHOA OUTRIGGER CLUB, LIVE ABOARD BOATERS,
REDONDO BEACH SAILING CLUB, REDONDO BEACH BOATERS ASSOCIATION, South Coast Region
www.rbba.us/boateradvisory.htm
888-376-1888

Th11a
RDB-MAJ-2-08
KHBAP
Mark Hansen
FAVOR

JUL 6 2009

To: California Coastal Commission
Re: Redondo Beach LCP Amendment, July 9, 2009

CALIFORNIA
COASTAL COMMISSION

The King Harbor Boater's Advisory Panel strongly supports the proposed LCP amendments, by the City of Redondo Beach, which are intended to enhance recreational boating opportunities.

The King Harbor Boater's Advisory Panel enthusiastically supports the recommended modifications, by Coastal Staff, that endeavor to further insure that recreational boating opportunities are preserved and enhanced in King Harbor.

King Harbor Boater's Advisory Panel

The Panel was formed over eight years ago, at the request of the Mayor, to provide advice on harbor and recreational boating issues. The Panel includes representatives from the various boating groups within the harbor and represents the interests of thousands of boating citizens.

The Panel publishes recommendations instrumental to preserving and promoting recreational boating in King Harbor. The Panel has participated in all meetings of the Harbor Commission, the City Council and the Community, related to Harbor visioning and zoning. The Panel provides two representatives to the influential City Manager's Harbor Working Group.

Public Boat Launch Ramp

The Panel has long recognized the City's obligation, within the Tidelands, to provide effective public boat launching and has consistently recommended:

Public Launch Facility: as a Ramp adjacent to South Turning Basin,
consistent with Department of Boating & Waterways Guidelines

The City Manager's Harbor Working Group included a Boat Ramp in its list of Ten Immediate Proposed Tasks for Harbor Revitalization:

Establish the Location and Funding for a New Harbor Boat Launch Ramp

The City currently has allocated \$412K, in its Capital Improvement Program, for a Boat Ramp. The Panel has consistently recommended that this funding be raised to a more realistic level.

The current boat hoist is expensive, operates limited hours, and is mostly un-useable by sailboats. Its location is wind-shadowed and shares a channel with commercial traffic. The exit silts in. Harbor access is via a narrow upwind channel, rather than via direct access to the Turning Basin.

The Panel has consistently noted Section 30244 of the Coastal Act:

Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities...

Coastal Staff observes and recommends:

Page 24

Additionally, the existing boat hoist is the only current way for boat owners that trailer their boats to the harbor to launch their craft, and there is no policy to encourage development of a boat ramp to access the harbor. The addition of a boat ramp to the harbor would significantly enhance recreation opportunities for the area.

Page 35

The Harbor area of Redondo Beach does not currently have a boat launch facility that is accessible to boat owners that trailer their watercraft to the ocean. A small boat hoist exists within the harbor but is underutilized, likely due to the difficulties and inconveniences associated with its use. The addition of a boat launch ramp would significantly increase the recreational opportunities in the harbor...

Page 10

Suggested Modification No. 4

Land Use Plan, Section VI, Subsection D - Land Use, Policy 1:

The construction of a public boat launch ramp associated with future development projects within the Harbor area shall be strongly encouraged.

The King Harbor Boater's Advisory Panel strongly supports the City's identification of the Public Boat Launch Ramp as an Immediate Task for Harbor Revitalization and strongly supports Coastal Staff's Suggested Modification to strongly encourage construction of a public boat launch ramp.

Gates and Guard Houses

Coastal Staff observes and recommends:

Page 23

Current access points to Mole A and Mole B via Yacht Club Way and Marina Way have existing guardhouses and associated gates that act to impede or discourage public access to the Moles. Although the automated gates will rise automatically if approached by a vehicle...

Page 34

Public access to the recreation opportunities available on Mole A and Mole B is currently impeded by the presence of unmanned guardhouses and automatic gate arms located at the terminus of Yacht Club Way and Marina Way.

Page 10

Suggested Modification No. 5

Land Use Plan, Section VI, Subsection D - Land Use, Policy 2:

e) Remove existing gates and guard houses that currently act as impediments to the public areas located on Mole A and Mole B;

Staff utilizes fairly draconian terms to characterize the gates:

"provide a visual deterrent" "the potential to intimidate the general public" "convey a feeling of privatization"

Boaters who pass daily through these harbor entrances do not concur with this characterization.

Perhaps Staff's perceptions are colored by other harbors, where gates are used to preserve parking for commercial purposes; there are no commercial activities on Mole A or Mole B.

There are only recreational boating activities, which do require some security and dedicated parking.

The Marina appears to be doing an excellent job of executing their mandated parking management plan. They allow the gates to automatically open the vast majority of the time, and only rarely actively manage traffic flow, when major harbor events require so, to ensure required slip tenant parking. Even during those rare times, the gates allow unimpeded pedestrian, bike, and roller blade access. Recreational boating is enhanced by conscientious parking management and security.

The King Harbor Boater's Advisory Panel strongly recommends against the Suggested Modification, to remove the existing gates and guard houses.

Mole B – Outrigger Canoes, City Sailing, Mast Up Dry Storage

The Panel has consistently recommended:

Boating Facilities: enhance Outrigger Canoe and City Sailing Programs on Mole B

Small Boat Mast Up Dry Storage: coordinate with enhanced programs on Mole B

The City Manager's Harbor Working Group recommended:

Enhance Community Boating Programs Including [City] Sailing and Outriggers ...

Establish Mast Up Storage for Small Trailer Boats

The City currently has not allocated funds, in its Capital Improvement Program, for a permanent home for the City Sailing Program. The Panel has consistently recommended placeholder funding.

The Panel and Coastal Staff note Section 30213 of the Coastal Act:

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided.

The Outrigger Canoes and City Sailing Program provide wonderful lower-cost recreational boating.

The Panel and Coastal Staff note Section 30224 of the Coastal Act:

Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas...

King Harbor currently has no public boat dry storage.

A nonexistent "boat storage yard" seems to be referenced on Page 24 and Page 35.

The City's proposed Coastal Land Use Plan (*consistent with the Zoning and Specific Plan*) states:

The primary permitted uses of Mole B shall be boating facilities, such as boating clubs, boating instruction, boat storage, Harbor Patrol, and similar support facilities, and public open space and recreational uses.

The Coastal Staff observes and recommends:

Page 23

Mole B... Furthermore, by representing the Mole on the LUP Maps as Commercial Recreation there is no direct association with the existing public uses located on-site, and the commercial LUP designation does not provide an assurance that these important public recreation uses will be retained. The preservation of this public resource should be enforced through policies in the LUP that [should] clarify the intended and allowed uses on Mole B...

Page 34

This designation includes specific restrictions that would limit uses within the Mole to boating related facilities... Even with these restrictions in place, there is concern that future development plans could be proposed that would diminish the public amenities currently available on-site...

The King Harbor Boater's Advisory Panel strongly supports the City's Land Use Plan amendment for Mole B, and strongly supports Coastal Staff's recommendation to further clarify the intended uses and assure these recreational boating amenities on Mole B: Outrigger Canoes, City Sailing Program, and Mast Up Dry Storage.

Chair	Rafael Fernandez	310-850-9823	rafa.raido2@verizon.net
Past Chair	Mark Hansen	310-376-1888	markLhansen@aol.com
Vice Chair	Kevin Herink	310-405-4924	herinkk@gmail.com

Mole B – Passive Park Space and Water-Dependent Recreational Activities

Coastal Staff observes and recommends:

Page 23

Although the restrictions placed on Sub-Area 3b would limit uses on the Mole it does not provide for the permanent maintenance and protection of the existing public park facility (Moonstone Park).

Page 34

...it includes no provision to preserve the existing open space/public park...include a provision that would protect Moonstone Park as an existing public park and open space or require a similar amount of contiguous open space be preserved within the Mole as public open space for ~~passive~~ recreation enjoyment.

Page 9

Suggested Modification No. 3

Land Use Plan, Section VI, Subsection C - Proposed Land Use Classifications:

Primary Land uses, sub-area 3b (Mole B)

- **Minimum of 33% of sub-area 3b (Mole B) shall be maintained as contiguous passive park and public open space**

The Panel and Coastal Staff note Section 30220 of the Coastal Act:

Coastal areas suited for ~~water-oriented recreational activities~~ that cannot readily be provided at inland areas shall be protected for such use.

The Panel and Coastal Staff note Section 30221 of the Coastal Act:

~~Oceanfront land~~ suitable for recreational use shall be protected for recreational use and development...

The Panel and Coastal Staff note Section 30224 of the Coastal Act:

Increased recreational boating use of coastal waters shall be encouraged...~~by developing dry storage areas [and] limiting non-water-dependent land uses that...preclude boating support facilities~~

Marina records indicate that Mole B was designated as park space, in the early nineties, as a mitigation measure for a proposed hotel that was never built. The community has never demonstrated a desire to utilize this as park space other than boaters walking their dogs and, of course, decades of use by the Outrigger Canoes.

The South Bay Parkland Conservancy is well underway in promoting significant increased park space in the Harbor Area. Recreational boaters serve at the SBPC.

The future of potential Mole B uses has been well vetted by the community:

- Harbor Visioning community groups unanimously supported the five uses reflected in the LUP: *boating clubs, boating instruction, boat storage, Harbor Patrol, public open space*
- These uses were vetted through the Harbor and Planning Commissions and Harbor Working Group
- The Chair of the Harbor Commission recommended a Parkette of 5,000 sq. ft.; the Panel concurred
- The City is well underway with plans to build a new two-story Harbor Patrol building on Mole B; the total harbor patrol area is estimated at 17,000 sqft. or 24% of the Mole, leaving about 54,000 sq ft.
- The Mole B Subcommittee of the Panel has provided a conceptual master plan drawing for Mole B, which nicely coordinates the Parkette and Harbor Patrol with the three recreational boating uses.

Mole B is the *ONLY* area identified to support the Outriggers, City Sailing, and Dry Boat Storage. This area should emphasize *water-dependent recreational activities*, with some *passive park space*.

The King Harbor Boater's Advisory Panel strongly supports the City's LUP for Mole B, and strongly supports Coastal Staff's recommendation to preserve some open park space. The Panel strongly recommends against the Suggested Modification to mandate a specific percentage of open park space on Mole B.

To: California Coastal Commission
Re: Redondo Beach LCP Amendment, July 9, 2009

Th11a
RDB-MAJ-2-08
King Harbor
Boating
Organizations
FAVOR

The King Harbor boating organizations strongly support the proposed LCP amendments, by the City of Redondo Beach, which are intended to enhance recreational boating opportunities.

The King Harbor boating organizations enthusiastically support the suggested modifications, by Coastal Staff, that endeavor to further insure that recreational boating opportunities are preserved and enhanced in King Harbor.



KING HARBOR YACHT CLUB

280 Yacht Club Way
Redondo Beach, CA 90277
310-376-2459

King Harbor Yacht Club is proud to be a member of the King Harbor Boater's Advisory Panel, and fully supports the Panel recommendations regarding the Redondo Beach LCP Amendment.

Jerry Langton
Commodore

Norie Martin
Vice Commodore



REDONDO BEACH YACHT CLUB

210 Yacht Club Way
Redondo Beach, CA 90277
310-374-4838

Redondo Beach Yacht Club is proud to be a member of the King Harbor Boater's Advisory Panel, and fully supports the Panel recommendations regarding the Redondo Beach LCP Amendment.

Ron Cotta
Commodore



PORT ROYAL YACHT CLUB

55 North Harbor Drive
Redondo Beach, CA 90277
310-372-3960

Port Royal Yacht Club is proud to be a member of the King Harbor Boater's Advisory Panel, and fully supports the Panel recommendations regarding the Redondo Beach LCP Amendment.

Shawn Milligan
Commodore

Kevin Herink
Vice Commodore



LANAKILA OUTRIGGER CANOE CLUB

839 1/2 Lucia Avenue
Redondo Beach, C 90277
310-374-8109

Lanakila Outriggers are proud to be members of the King Harbor Boater's Advisory Panel, and fully support the Panel recommendations regarding the Redondo Beach LCP Amendment.

Al Ching
Head Coach



NAHOA OUTRIGGER CANOE CLUB

2144 W. 182nd Street, #5
Torrance, CA 90504
310-634-6282

Nahoa Outriggers are proud to be members of the King Harbor Boater's Advisory Panel, and fully support the Panel recommendations regarding the Redondo Beach LCP Amendment.

Lori Kitahata
Head Coach



REDONDO BEACH CITY SAILING PROGRAM REDONDO BEACH SAILING CLUB INSTRUCTORS

810 S. Catalina Avenue, #D
Redondo Beach, CA 90277
310-850-9823

The Instructors are proud to be members of the King Harbor Boater's Advisory Panel, and fully support the Panel recommendations regarding the Redondo Beach LCP Amendment.
The Instructors do not represent the City on policy matters but provide expertise to the Panel.

Niels Thompson
Director/Instructor

Rafael Fernandez
Instructor

Ted Winer
Instructor



REDONDO BEACH BOATER'S ASSOCIATION

2704 182nd Place
Redondo Beach, CA 90278
310-405-4924

RBBA is proud to be a member of the King Harbor Boater's Advisory Panel, and fully supports the Panel recommendations regarding the Redondo Beach LCP Amendment.

Bill Paukert
President

Kevin Herink
Secretary/Treasurer

Public Boat Launch Ramp

Coastal Staff Suggested Modification No. 4:

The construction of a public boat launch ramp associated with future development projects within the Harbor area shall be strongly encouraged.

The King Harbor Boater's Advisory Panel strongly supports the City's identification of the Public Boat Launch Ramp as an Immediate Task for Harbor Revitalization and strongly supports Coastal Staff's Suggested Modification to strongly encourage construction of a public boat launch ramp.

Gates and Guard Houses

Coastal Staff Suggested Modification No. 5:

e) Remove existing gates and guard houses that currently act as impediments to the public areas located on Mole A and Mole B;

The King Harbor Boater's Advisory Panel strongly recommends against the Suggested Modification, to remove the existing gates and guard houses.

Mole B – Outrigger Canoes, City Sailing, Mast Up Dry Storage

Coastal Staff Recommendation:

Although the restrictions placed on Sub-Area 3b would limit uses on the Mole... preservation of this public resource should be enforced through policies in the LUP that clarify the intended and allowed uses on Mole B. (page 23)

The King Harbor Boater's Advisory Panel strongly supports the City's Land Use Plan amendment for Mole B, and strongly supports Coastal Staff's recommendation to further clarify the intended uses and assure these recreational boating amenities on Mole B: Outrigger Canoes, City Sailing Program, and Mast Up Dry Storage.

Mole B – Passive Park Space and Water-Dependent Recreational Activities

Coastal Staff Suggested Modification No. 3:

Minimum of 33% of sub-area 3b (Mole B) shall be maintained as contiguous passive park and public open space

The King Harbor Boater's Advisory Panel strongly supports the City's LUP for Mole B, and strongly supports Coastal Staff's recommendation to preserve some open park space.

The Panel strongly recommends against the Suggested Modification to mandate a specific percentage of open park space on Mole B.

July 3, 2009

RECEIVED
South Coast Region

Th11a – RDB 2-08
King Harbor Marina – In Favor

California Coastal Commission JUL 06 2009
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, Ca 90802-4302 CALIFORNIA
COASTAL COMMISSION

Re: Major Amendment Request No. 2-08 to the City of Redondo Beach (City) Certified
Local Coastal Program (LCP)

Dear Commissioners:

We fully support all the LCP amendments as submitted by the City and have no issues with any of your staff recommendations except for Suggested Modification No. 5 which we respectfully request be stricken entirely for the reasons explained on the following page.

Our City is blessed to be situated on the beautiful California coast, but with this virtue comes great responsibility. Fortunately, our coastal area already offers plenty of publicly accessible open spaces and facilities, all with unobstructed ocean views, which include:

- A County Beach 1.6 miles long, totaling about 36.2 acres
- Three Parks (Veterans, Czuleger & Seaside Lagoon) totaling about 14.4 acres
- The Historic Horseshoe Pier featuring about 1.7 acres of open area
- Plus Numerous Walkways & Bike Paths/Lanes totaling about 6 miles

We are also fortunate to have a small craft harbor, however the infrastructure of this valuable asset has been deteriorating over the past 20 years and needs to be rehabilitated and revitalized. Unfortunately, the process of determining how to accomplish this has been difficult.

Over the past nine years the City has conducted an exhaustive amount of community workshops and public hearings during which thousands of citizens and other stakeholders have provided an extensive amount of input and made a great deal of compromises.

As you are well aware, there will always be a handful of citizens who are never satisfied and believe the governmental process is flawed or corrupt. However in this case you can rest assured that the local vetting process has been very open and extensive.

Contrary to the belief of a few disgruntled citizens, the City's LCP amendments have fully taken into consideration all related Coastal Act policies and is predicated on upgrading and expanding coastal access for all with an emphasis on harbor dependent boating activities.

This is because a majority of our community understands and supports the fact that in order to rehabilitate and revitalize its Harbor-Pier area will require permitting a modest amount of new commercial development (see Exhibits A & B).

0629-lsg

apartments • offices • slips

King Harbor.com

208 Yacht Club Way, King Harbor Marina, Redondo Beach, CA 90277

(310) 376-6926 • Fax: (310) 376-9927

July 3, 2009
Page 2 of 2

Regarding Suggested Modification No. 5, we strongly oppose this added policy as being discriminatory because it ignores the fact that all parking areas within the Harbor-Pier area must be controlled in some form and only applies to one City leasehold, ours, and no others.

As stated, Suggested Modification No. 5 would require us to "*Remove existing gates and guard houses... on Mole A and Mole B*" upon the occurrence of any "*New development, additions or major rehabilitation projects within the Harbor-Pier area...*" (see Exhibits C-E)

In closing, we again wish to express our support for all the LCP amendments as submitted by the City and respectfully request that Suggested Modification No. 5 be stricken entirely.

If you have any questions or would like to discuss this matter further please feel free to contact me by phone: 310-376-6929 x 127, or email: sean@kingharbor.com, at your convenience.
Thank you for your time and consideration.

Sincerely,



Sean Guthrie
Vice President
Marina Cove, Ltd.
Owner & Operator of King Harbor Marina

Encl: Exhibit A - Redondo Beach Harbor-Pier Area Planning Background
Exhibit B - Redondo Beach Floor Area Ratio Comparison
Exhibit C - King Harbor Marina Parking Management Plan Background
Exhibit D - Coastal Development Permit No. 5-83-1005
Exhibit E - Redondo Beach Harbor-Pier Area Map of Master Leaseholds

Cc: Jack Ainsworth, Deputy Director
Teresa Henry, District Manager, South Coast District
Gary Timm, Coastal Program Manager
Gabriel Buhr, Coastal Program Analyst
Aaron Jones, Planning Director, City of Redondo Beach
Les Guthrie
Maryann Guthrie
Michael Aaker
Sherman Stacy

0629-1sg

Letters received in Opposition of Staff Recommendation:

Commission staff received seventy-four (74) letters of opposition against the staff recommendation as presented in the staff report. A sample of these letters has been attached to the addendum immediately following this page. The primary areas of concern contained within the letters of opposition are listed and briefly responded to below:

- **Coastal Dependent Land Uses:** Concerns have been raised that the LCPA as submitted and modified does not provide protection of existing coastal dependent land uses located within the Harbor including a boat repair yard and hand boat launch. Suggested Modification #4 includes specific language that protects existing coastal dependent land uses located within the Harbor/Pier area and additionally encourages the construction of a new boat launch facility to improve public access and recreation opportunities.
- **Coastal Views:** Public comments have stressed the importance of maintaining views within the Harbor/Pier area. Public views across the Harbor still remain to the west of North Harbor Drive; Suggested Modifications #2 and #3 require view corridors be provided associated with any new development projects in this area of the Harbor.
- **Open Space:** Several letters have stressed the importance for providing open space, and that the 400,000 square feet of new floor area allowed in the LCPA represents excessive development. The LCPA as submitted by the City includes a Floor Area Ratio (FAR) limit on development of 0.35, with an additional FAR bonus of 0.15 available for projects that include an additional 20% of open space. This low FAR coupled with incentive bonuses for additional open space will significantly limit any massing of structures and provide open space within the Harbor/Pier area. Suggested Modification #3 also includes provisions to preserve existing open space available on Mole B as a passive park.
- **Traffic:** Concerns have been presented about increased traffic associated with new development in the Harbor/Pier area. The City conducted a Master EIR 2002 as a part of the "Heart of the City" plan that reviewed traffic impacts and included mitigation measures related to those impacts. In 2007, the City conducted an Initial Environmental Study (IES) to ensure that the LCPA as proposed create no additional environmental impacts that were not sufficiently studied in the original Master EIR. In regards to traffic, the City's traffic engineer reported that appropriate standards were utilized in determining that a development cap of 750,000 square feet created no additional impacts that were not previously studied and addressed through the Master EIR. The LCPA amendment as submitted by the City includes a development cap of 400,000 square feet, which is significantly lower than the number reviewed by the City's traffic engineer. Additionally, Commission staff has included Suggested Modification #9 that would require public transit centers be incorporated in association with new development proposals.
- **Redondo Beach Measure DD:** In November 2008, the citizens of Redondo Beach approved Measure DD requiring a vote of the people be conducted to approve any new zoning changes in the City. The LCPA and associated zoning changes were approved by the City in May 2008 and submitted to the Commission in June 2008. The City Attorney has determined that Measure DD is not applicable to the LCPA submittal.

Gabriel Buhr

From: Vanessa Miller
Sent: Monday, July 06, 2009 11:27 AM
To: Gabriel Buhr
Subject: FW: Redondo Councilmember Objection

-----Original Message-----

From: B Brand [mailto:bbrand@earthlink.net]
Sent: Monday, July 06, 2009 11:06 AM
To: Vanessa Miller
Cc: forelc@cox.net; pkruer@monarchgroup.com; benhueso@sandiego.gov; Mark Massara
Subject: Redondo Councilmember Objection

FOR THE PUBLIC RECORD
City of Redondo Beach
RDB-MAJ-2-08 (Area 2 Certification).

July 6, 2009

To:

California Coastal Commission

From:

Bill Brand
Councilmember - District 2 (Harbor)
Redondo Beach
310-374-4001

This letter requests rejection of the coastal land use plan application submitted by the City of Redondo on July 9th, 2009. This Plan is in violation of the following sections of the coastal act, followed by the reasons why.

I. King Harbor Marina uses must be protected

Coastal Act paragraph 30220 states: Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

Objection

Currently all marinas in Redondo Beach have more demand for slips than existing slips. Both the boat hoist and the small hand boat launch are heavily used. The proposed zoning change does not require protection of access to the boat hoist (or future boat ramp) or that the hand boat launch even be preserved. The small boat launch is the only place the public can safely put in kayaks, canoes and other small craft in protected waters between LA Harbor and Marina Del Rey. The zoning should protect these facilities.

Furthermore, the current zoning does not preserve the access and parking required to use the slips, boat hoist (or future boat ramp) and hand boat launch. This is highlighted by Decron's development plan which complies with the new zoning. This development plan eliminates access to the hand boat launch and most of the parking for slip users, and boat trailers. In fact the limited parking garage contained in this development plan encroached on current open space occupied by the Sea Side Lagoon. (Parking is an allowable use of the Sea Side Lagoon park zoning.) The development plan also makes maneuvering boat trailers around the proposed boat ramp location and in the parking garage extremely hazardous. The development plan will make ramp users put their vehicles and other vehicles at risk due to the tight, difficult maneuvering. This combination of limited parking, poor access and difficult maneuvering will in effect reduce usability of these facilities in order to accommodate the shopping and restaurants allowed by the new

zoning.

Finally, the boat yard is not protected under the proposed zoning. Any viable harbor must have the means for repair and maintenance of boats within a reasonable distance. The nearest boatyards outside of King Harbor are in Marina Del Rey and LA Harbor. Minor problems could result in exorbitant expenses to get the boat to one of these boat yards. It also increases risk of pollution as improper maintenance is done in the water or boats are allowed to deteriorate until they sink due to improper maintenance all resulting from lack of reasonable access to a boat yard.

Per paragraph 30220, the zoning change must protect these facilities and the access and parking required to make them usable. Neither the zoning change as submitted nor the proposed amendments protect the use of existing hoists, the boat yard, boat launches and slips.

II. Loss of Views

30251. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Objection

Most of this area of the coastline of Redondo has no view of the ocean for non-residents, only those residents that live in the condos and apartments overlooking the Harbor. The little that is left will be replaced by the suggestion of view corridors in this application, which does not make up for the loss of the last full views residents and visitors now have along Harbor Dr. The development cap proposed, 400,000 sq.ft., would encourage too much development to maintain any meaningful views. 202,000 sq.ft. has already been planned for the area known as Village Core South. This would block the entire view from Portofino Way to the Boardwalk.

III. Traffic Impacts and Over-Development

30211. Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization...

Objection

The City of Redondo has not supplied the Coastal Commission with any realistic analysis of the traffic impacts of this zoning increase. But evidence exists that the traffic impacts of this upzoning will be significant.

The Heart of the City EIR did zero analysis of the "Waterfront Only Alternative". I have previously submitted evidence that no calculations were performed on this option. Appendix C of the HOC EIR includes all traffic calculations used in the EIR. There are no calculations of the waterfront only alternative. In response to public records requests, the City of Redondo stated that no calculations exist other than those in Appendix C. The HOC EIR itself states that Waterfront Only Alternative could create traffic impacts worse than those examined in the EIR.

The City's "statement of overriding considerations" for Heart of the City stated that the Waterfront Only Alternative would create significant traffic impacts beyond those evaluated in the HOC EIR.

New data demonstrates that traffic volumes in the Master EIR from eight years ago are grossly understated. Every ordinance and resolution submitted for your approval has the finding that "...land use amendments had been analyzed adequately in an earlier certified Master EIR for the former Heart of the City project..." This is not true. I have previously submitted substantial data that demonstrates that the HOC EIR does not reflect even current conditions and has flawed calculations. This evidence includes Photographic evidence of current traffic conditions exceeding those predicted in 2020 by the HOC EIR with full HOC build out.

Evidence that HOC calculations had substantial errors.

Evidence that recent city traffic analyses corroborate one another and all show current conditions that exceed HOC EIR traffic predictions for 2020 with full build out of the HOC zoning.

The new traffic analysis for the Circulation Element of the City Plan that does show the significant impacts of the new zoning in the harbor. This analysis shows intersections leading to the harbor and along harbor drive degrading to Level of Service E or F with the proposed 400,000 sq ft of additional development.

This data which has come to light since the HOC EIR was certified demonstrates the HOC EIR does not provide an accurate assessment of the impacts of proposed zoning.

Encouragement of a transit center, as recommended by staff, does not negate the need for proper study prior to approval. It is unlikely the transit will provide any substantive mitigation of the traffic impacts shown in the new Circulation Element created by this upzoning. The traffic created by the proposed upzoning of the harbor/pier will overwhelm the parking and access to the marina by boaters and those going to the seaside lagoon.

The Coastal Commission should require adequate analysis and impact mitigation before approving this application.

IV. The zoning is invalid.

The City did not follow Article XXVII of its charter which requires that a zoning change of this magnitude be submitted to the voters of Redondo. The date the City passed this zoning change is after the effectivity date of Article XXVII.

Objection

The Coastal Commission should deny the requested zoning change and LCP application since the zoning is not valid per the City Charter.

In closing, The Commission has had this application for over 12 months, and there was a meeting just 10 miles away in Marina Del Rey last month where this hearing could have been held. To conduct this hearing 200 miles away from the area in question, one month later, is a disservice to the current and future residents that will be affected by your decision. This is a failure of the Commission, and inconsistent with its past practices, of allowing for the maximum amount of oral comment by the public on such an important issue.

Sincerely,
Bill Brand
Councilmember - District 2 (the Harbor)
Redondo Beach

July 5, 2009

California Coastal Commission
200 OceanGate, 10th Floor
Long Beach, CA 90802-4416

RE: Item Th11a -- Redondo Beach LCP

Dear Staff and Commissioners,

Having been involved in Redondo Beach waterfront planning efforts for the past 6 years I am glad to see we are finally approaching a point of resolving several outstanding issues. As you may know there has been significant and lively debate in this town over this issue. While no plan is perfect, this one comes close to acceptable.

There are however a few critical areas that still need to be addressed. Two are related to views and one is a land use issue.

The Boat Yard Repair Facility

This facility is located between Harbor Drive and Basin A in the marina. Concerns about protecting it under a new coastal plan have been continuously raised and raised by many. The final zoning approved by the city zoned this area for development with zero specific protections for coastal related uses. This is in contrast to the new zoning on Mole B which contains such protections.

The staff report does not specific mention this facility. The staff report only uses the term "boat storage yard". This leave a gapping hole in the text subject to abuse as one could claim that the "boat repair yard" is not a "boat storage yard" and therefore completely unprotected by the current language in the plan and staff report.. The Coastal Act is very clear that coastal depended land uses SHALL BE protected. This facility is critical to the proper functioning of the marina. Emergency repairs are performed there.

As the coastal land use plan is now written, the boat repair yard is not protected. The city has zoned this area for unrestricted commercial land use. One solution would be to expand the phase "boat storage yard" to "boat storage and/or repair yard" where staff is strongly discouraging its elimination. To be in complete compliance with SHALL BE projected, there must be hard zoning restrictions prohibiting it's removal. Not unlike the way the 33% open space is mandated for Mole B.

Mole C View Corridors

The area just south and east of the Portfolio Hotel is occupied by two single story structures, Joes Crab Shack and the Portfolio Conference Center. The City overrode opposition to have this area limited to two stories. It is zoned for 3 stories, as are most properties along Harbor Drive. This is too much building height located too far out into the harbor. There should be a terracing effect where heights drop as development approaches the water. This is a critical view corner well out into the harbor. Allowing 3-story construction in the relative small area will certainly damage overall views within and through the harbor. The solution is to modify the building height for these parcels to 2 stories only.

Czulegar Park View Corridors

This park is located between Catalina Avenue and the south end of Redondo Beach Marina. Prior planning efforts contained view corridor protections that limited development height on 50% of Redondo Beach Marina to 1 story. The north half could be developed with higher heights as the 5-story Crown Plaza Hotel already blocks inland views in the part of the leasehold. The current plan has no such protections.

Such a terraced building height restriction is completely consistent with declining building heights along the south part of Harbor Drive. They start at 5 stories with the Crown Plaza and decline to one story at the southern end of Gold's Gym.

Such a height restriction would be consistent with what is already located across Harbor Drive and it would preserve existing public view corridors from Czulegar Park. This height restriction would need to be added to the zoning text for the Redondo Beach Marina area.

Final Comments

I hope staff and each commissioner will conclude with the reasonableness of these final few requests. The boat repair yard needs specific protection as mandated by the Coastal Act. The two view corridor recommendations will enhance the overall look of the area once developed and avoid the ugly overdeveloped look Redondo Beach is famous for. Somehow less development in certain specific areas can be more valuable to the whole.

Thank you and the staff for all the hard work you have put in on this plan. The Coastal Commission plays a critical role in balancing open space, recreational facility, public access and enjoyment issues of waterfront planning against sometimes overzealous development interest of local cities.

Sincerely,

Gary Ohst
Redondo Beach, CA

July 6, 2009

To: All Members of the California Coastal Commission
(c/o Vanessa Miller - vmiller@coastal.ca.gov)

From: The Sierra Club

Re.: City of Redondo Beach RDB-MAJ-2-08 (Area 2 Certification)
(Scheduled For Public Hearing and Commission Action
at the July 8 – 10, 2009 Meeting in San Luis Obispo)
AGENDA ITEM 11a

Hon. Commissioners:

For the reasons set forth below, the Sierra Club urges a “No” vote on the above-referenced request by the City of Redondo Beach to amend its Local Coastal Program.

The city’s application includes a provision allowing for 400,000 square feet of additional commercial development west of Harbor Blvd. As the Commission will note, this is the area directly adjacent to the waterfront in Area 2.

It is difficult to imagine that development of such magnitude will not have a significant impact on ocean views in Area 2. Section 30251 of the California Coastal Act provides that, “the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance.”

Thus the statute requires that development must be designed to protect and preserve existing ocean views. 400,000 square feet of additional commercial development will unavoidably impair ocean views and thus this aspect of the City’s application fails to comply with the statute’s mandate.

We are further concerned by potential traffic impacts posed by the proposed additional development, and the fact that such impacts apparently have not been adequately studied at this point. Our understanding is that the traffic impact study relied upon by the City was prepared many years ago as

part of a zoning scheme that has since been abandoned. Further, that abandoned scheme did not include or contemplate the addition of 400,000 square feet of commercial development directly adjacent to the water.

Sections 30212.5 and 30252 of the California Coastal Act both call for the maintenance of public access to the coast through appropriate circulation plans and adequate parking facilities. Given that the potential traffic impact of the additional commercial development has not been studied at this point, it is impossible to know whether the plan proposed by the City will have a negative impact on public access to the Harbor or Pier areas. However, we are informed that the City's new circulation element indicates that this development will have significant impact and will require mitigation.

A prudent approach to this issue calls for denial of the City's present request until such time as traffic impacts of the potential additional commercial space can be studied and analyzed.

We are further concerned that, as a practical matter, the magnitude of the potential commercial development will preclude the construction of any small boat launching facility in Redondo Beach. Sections 30220, 30221 and 30224 of the Coastal Act call for protection and development of facilities for water-oriented recreational activities. Increasing public launching facilities is specifically to be encouraged under Section 30224.

However, the plan submitted by the City would allow commercial development in the very areas that would be needed for small boat trailers near any launching facility in the Harbor. Thus the mandates of the Coastal Act to encourage increased recreational boating would be overridden by the City's desire to increase its commercial space in the Harbor area.

For these reasons, the Sierra Club urges that the Commission deny the City's present request for amendment of its Local Coastal Program, and thanks the Commission for its consideration of the foregoing.

Sincerely,
David Wiggins
Conservation Chair
Palos Verdes-South Bay Group
Angeles Chapter
The Sierra Club

Gabriel Buhr

From: Vanessa Miller
Sent: Friday, July 03, 2009 9:05 AM
To: Gabriel Buhr
Subject: FW: REDONDO PLAN

-----Original Message-----

From: Romina L Birnbaum [mailto:rominalb03@yahoo.com]
Sent: Thursday, July 02, 2009 5:03 PM
To: Vanessa Miller
Cc: Bill Brand
Subject: REDONDO PLAN

Dear Ms. Miller,

I am very frightened at the possibility of the proposed Redondo coastal land use plan becoming a reality. Such great development in our quaint beach neighborhood will completely change the feel and 'pollute' the area with such countless things as:

- terrible LA traffic (which is already getting worse without help from more development)
- kill my already small ocean view (i live at 324 N. Catalina - 1 block away) . This will greatly affect my property value and that of my neighbors when you kill their view too.
- congest local schools, parks, recreation facilities
- bring many non-locals to come for the day and 'hang out' - which can also increase crime
- detract from the actual harbor and coast and bring people into redondo for commercial reasons - not to enjoy the coast, which we'd all like to protect and conserve

Please leave my city alone and do not approve this development plan. Look what already happened to so many Hawaiian islands - it's very sad.

THank you for your consideration.
Romina Birnbaum
324 N Catalina Ave. #2
RB, 90277

7/6/2009

CALIFORNIA COASTAL COMMISSION

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



Th11a

June 24, 2009

TO: Commissioners and Interested Persons

FROM: Jack Ainsworth, Deputy Director
Teresa Henry, District Manager, South Coast District
Gary Timm, Coastal Program Manager
Gabriel Buhr, Coastal Program Analyst III

SUBJECT: Major Amendment Request No. 2-08 to the City of Redondo Beach Certified Local Coastal Program (For Public Hearing and Commission Action at the July 8 -10, 2009 meeting in San Luis Obispo).

SUMMARY OF LCP AMENDMENT REQUEST NO. 2-07

The City of Redondo Beach proposes to amend its certified Land Use Plan and Implementation Plan to certify the remaining uncertified segment (Area 2) of the Redondo Beach Coastal Zone. Area 2 consists of the power generating plant area located west of Catalina Ave, and the harbor and pier areas of the City (Exhibits 1 and 2). The City also requests the elimination of the current geographic segmentation of the Coastal Zone in conjunction with these amendments.

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

The City has submitted to the Commission an amendment request that would certify the uncertified area of the City's Coastal Zone presently referred to as Area 2. Additionally, the City requests to eliminate the previously created geographic segmentation of the City's Coastal Zone. Through this amendment request, the City proposes to remove the various, and conflicting development standards that exist for Area 2 between the certified LUP, the uncertified Harbor/Civic Center Specific Plan and the existing zoning regulations. The amendment request includes a development cap of 400,000 square feet of floor area for new development within the entire Harbor/Pier area, divides the Commercial Recreation designation on the Land Use Maps into 5

Sub-Areas, changes the zoning designations for the Harbor/Pier area from Waterfront to Coastal Commercial 1 – Coastal Commercial 5 with specific development standards for each of the new zones, and addresses specific requirements for limited use overnight visitor accommodations.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission, after public hearing:

Deny the amendment request to the Land Use Plan **as submitted**.

Approve the amendment request to the Land Use Plan **if modified as recommended**.

Deny the amendment request to the Implementation Plan **as submitted**.

Approve the amendment request to the Implementation Plan **if modified as recommended**.

The proposed amendment to the Land Use Plan, if modified as recommended, is in conformance with the policies of Chapter 3 of the Coastal Act. The proposed amendment to the Implementation Program, if modified as recommended, is in conformance with and adequate to carry out the provisions of the certified Local Coastal Program. **The motions to accomplish this begin on page 5.**

STANDARD OF REVIEW

Standard of Review for the Land Use Plan Amendment

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

Standard of Review for the 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.

SUMMARY OF PUBLIC PARTICIPATION

Section 30503 of the Coastal Act requires public input in Local Coastal Program development. It states:

During the preparation, approval, certification, and amendment of any local coastal program, the public, as well as all affected governmental agencies, including special districts, shall be provided maximum opportunities to participate. Prior to submission of a local coastal program for approval, local governments shall hold a public hearing or hearings on that portion of the program which has not been subjected to public hearings within four years of such submission.

The proposed Local Coastal Program amendments were submitted for Commission action pursuant to Resolution Nos. CC-0805-38, CC-0805-46, CC-0805-47 and CC-0805-48, and are contained in Ordinance Nos. 3013-08 and 3014-08 for the harbor and pier areas. Additionally LCP amendments for the power plant area were submitted to the Commission action pursuant to Resolution Nos. CC-0505-78, CC-0508-83, CC-0508-84 and CC-0508-85, and are contained in Ordinance Nos. 2971-05 and 2972-05.

The Redondo Beach City Council held public hearings for the LCP amendment related to the power plant portion of this submittal on July 19, 2005. The public hearing was advertised in local newspapers, which include the Easy Reader-Redondo Beach Hometown News and the Beach Reporter and notice was sent to property owners and interested parties. All staff reports were made available for public review in the Redondo Beach Planning Department. Testimony from the public was also presented at the Planning Commission and City Council hearings. Suggestions on modifications were evaluated and included, where appropriate, in the final ordinance amendment.

The Redondo Beach City Council held public hearings for the LCP amendment related to the harbor and pier portions of this submittal on April 8, 2008, April 22, 2008 and May 6, 2008. The public hearings were advertised in local newspapers, which include the Easy Reader-Redondo Beach Hometown News and the Beach Reporter and notice was sent to property owners and interested parties. All staff reports were made available for public review in the Redondo Beach Planning Department. Testimony from the public was also presented at the Planning Commission and City Council hearings. Suggestions on modifications were evaluated and included, where appropriate, in the final ordinance amendment.

The proposed LCP amendments were submitted to the South Coast District office on May 19, 2008. The amendment request was deemed incomplete due to lack of specificity in the originally submitted notification address list. On June 13, 2008 a refined address list was submitted by the City and the application was deemed complete and in proper order for filing pursuant to Section 30510(b) of the Coastal Act. The Commission extended the time limit for Commission Action for one year pursuant to PRC Section 30517 on August 7, 2008. Therefore, the Commission must take final action on the LCP amendment submittal by September 11, 2009.

LIST OF EXHIBITS

1. Location Map
2. Area 2 Map
3. Land Use Plan Amendment Maps
4. Implementation Plan Amendment Maps
5. Mole B Map
6. State Tidelands Map for Area 2
7. Submittal Letter from the City
8. Resolution No. CC-0805-48
9. Resolution No. CC-0805-46
10. Resolution No. CC-0805-47
11. Resolution No. CC-0804-38
12. Ordinance No. 3013-08
13. Ordinance No. 3014-08
14. Resolution No. CC-0508-84
15. Resolution No. CC-0508-83
16. Resolution No. CC-0507-78
17. Resolution No. CC-0508-85
18. Ordinance No. 2971-05
19. Ordinance No. 2972-05
20. City of Redondo Beach Municipal Code Section 10-2.2002
21. Letters from the Public

SUBSTANTIVE FILE DOCUMENTS

City of Redondo Beach certified LCP; Heart of the City Specific Plan EIR; Harbor/Civic Center Specific Plan; Coastal Commission Condominium-Hotel Workshop 2006; City of Oceanside LCPA 1-07; City of Huntington Beach LCPA 2-06; City of Newport Beach LCPA 1-07 and LCPA 1-06A; City of Dana Point LCPA 4-06; City of Crescent City LCPA 1-09; Coastal Development Permits 5-09-040, A-6-IMB-07-131, A-6-PSD-08-004, A-5-RPV-02-234, 5-04-291, 5-88-062, 5-84-866, 5-81-554, 5-94-172, 5-06-328, 5 A-253-80, A-69-76, 3-07-002, and 3-07-003; Independent Science Board, 2007. Sea Level Rise and Delta Planning, Letter Report from Jeffery Mount to Michael Healey, September 6, 2007; Cayan et al. 2009. Draft paper: Climate Change Scenarios and Sea Level Estimates for the California 2008 Climate Change Scenarios Assessment; Herberger et al. 2009 Draft paper: The Impacts of Sea Level Rise on the California Coast; Office of the Governor of the State of California, 2008. Executive Order S-13-08; Delta Committee of the Kingdom of the Netherlands, 2008. Working Together with Water: A Living Land Builds for its Future, Findings of the Deltacommissie, 2nd Ed. November 2008.

ADDITIONAL INFORMATION

Copies of the staff report are available on the Commission's website at www.coastal.ca.gov and at the South Coast District office located in the ARCO Center Towers, 200 Oceangate, Suite 1000, Long Beach, 90802. To obtain copies of the staff report by mail, or for additional information, contact *Gabriel Buhr* in the Long Beach office at (562) 590-5071. The City of Redondo Beach contact is Aaron Jones, Acting Planning Director, who can be reached at (310)-318-0637.

I. STAFF RECOMMENDATION

Following a public hearing, staff recommends the Commission adopt the following resolutions and findings.

LAND USE PLAN AMENDMENT

A. Denial as Submitted

MOTION: *"I move that the Commission **CERTIFY** Land Use Plan Amendment RDB-MAJ-2-08 as submitted by the City of Redondo Beach."*

STAFF RECOMMENDATION OF DENIAL:

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

RESOLUTION TO DENY CERTIFICATION OF THE LAND USE PLAN AS SUBMITTED:

The Commission hereby denies certification of Land Use Plan Amendment RDB-MAJ-2-08 as submitted by the City of Redondo Beach and adopts the findings set forth below on the grounds that the amendment does not conform with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan amendment would not comply with the California Environmental Quality Act because there are feasible alternatives or mitigation measures which could substantially lessen any significant adverse impact which the Land Use Plan Amendment may have on the environment.

B. Certification with Suggested Modifications

MOTION: *"I move that the Commission **CERTIFY** Land Use Plan Amendment RDB-MAJ-2-08 for the City of Redondo Beach if it is modified as suggested in this staff report."*

STAFF RECOMMENDATION TO CERTIFY WITH SUGGESTED MODIFICATIONS:

Staff recommends a **YES** vote. Passage of the motion will result in the certification of the land use plan amendment with suggested modifications and adoption of the following resolution and findings. The motion to certify with suggested modifications passes only upon an affirmative vote of the majority of the appointed Commissioners.

RESOLUTION TO CERTIFY THE LAND USE PLAN WITH SUGGESTED MODIFICATIONS:

The Commission hereby certifies the Land Use Plan Amendment RDB-MAJ-2-08 for the City of Redondo Beach if modified as suggested and adopts the findings set forth below on the grounds that the Land Use Plan amendment with suggested modifications will meet the requirements of and

be in conformity with the policies of Chapter 3 of the Coastal Act. Certification of the land use plan amendment if modified as suggested complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts which the Land Use Plan Amendment may have on the environment.

IMPLEMENTATION PROGRAM AMENDMENT

C. Denial as Submitted

MOTION: *"I move that the Commission **REJECT** Implementation Program Amendment RDB-MAJ-2-08 for the City of Redondo Beach as submitted."*

STAFF RECOMMENDATION OF REJECTION:

Staff recommends a **YES** vote. Passage of this motion will result in rejection of 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 AS SUBMITTED:

The Commission hereby denies certification of the Redondo Beach Implementation Program Amendment RDB-MAJ-2-08 as submitted and adopts the findings set forth below on grounds that the Implementation Program as submitted does not conform with and is inadequate to carry out the provisions of the certified Land Use Plan as amended. Certification of the 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 Amendment as submitted.

D. Certification with Suggested Modifications

MOTION: *"I move that the Commission **CERTIFY** Implementation Program Amendment RDB-MAJ-2-08 for the City of Redondo Beach 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 Redondo Beach Implementation Program Amendment RDB-MAJ-2-08 if modified as suggested and adopts the findings set forth below on grounds that the Implementation Program Amendment with the suggested modifications conforms with and is adequate to carry out the provisions of the certified Land Use Plan as amended. Certification of the Implementation Program Amendment 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

Certification of City of Redondo Beach LCP Amendment Request No. 2-08 is subject to the following modifications.

The City's proposed additions are shown as underlined text.

The City's proposed deletions are shown as ~~strike-out text~~.

The Commission's suggested additions are shown in **bold, italic, underlined text**.

The Commission's suggested deletions are shown in **bold, italic, underlined, strike-out text**.

Land Use Plan

Suggested Modification No. 1

Land Use Plan, Section VI, Subsection C - Proposed Land Use Classifications:

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

The Coastal Commission certified the implementation section of the City of Redondo Beach LCP in 2003 for Area 1 of the Coastal Zone (including the entire Coastal Zone except for the AES Generating Plant site, the Harbor/Pier area, and the North Catalina Avenue corridor between Beryl Street and North Pacific Coast Highway which comprise Area 2 of the Coastal Zone). Development of the implementation section for Area 2 of the Coastal Zone is expected to be completed by ~~2006~~ **2008 2009**.

Upon effective certification of City of Redondo Beach LCPA No. 2-08, the segmentation of the coastal zone within the City of Redondo Beach into two geographic units shall expire. Thereafter, the entire coastal zone within the City of Redondo Beach shall be treated as one geographic unit.

Suggested Modification No. 2

Land Use Plan, Section VI, Subsection C - Proposed Land Use Classifications:

Commercial Recreation Sub-area 2

Primary Land Uses

- Local Serving and Visitor-Serving Retail Uses
- Restaurants and Other Food and Beverage Uses
- Hotels ***including Limited Use Overnight Visitor Accommodations***
- ***Limited Use Overnight Visitor Accommodations (except on designated State Tidelands)***
- Multi-Purpose Private Recreational Uses ***(except on State Tidelands)***
- Marina and Marina related Facilities
- Entertainment Clubs
- Yachting and Boating Clubs
- Public Open Space/Recreational Uses

Additional Land Uses

- Structured and Surface Parking Facilities
- Commercial Office Land Uses ***(offices shall be located above ground floor, except that marina-related offices, visitor serving offices and offices for management and operation of on-site facilities may be permitted on ground floor and on State Tidelands, all other commercial office uses shall be located above the ground floor and shall not be allowed on State Tidelands)***

Tidelands (lands west of the mean high tide line). Permitted uses shall be limited to those uses dedicated to the public trust purposes consistent with state law. Office uses shall not be permitted except for the management of on-site facilities. ***Limited Use Overnight Visitor Accommodations (including but not limited to Condominium Hotels, Timeshares, Fractional Ownership Hotels) shall not be permitted on State Tidelands.***

Maximum Building Density

- The floor area ratio (FAR) of all buildings in sub-area 2 shall not exceed 0.35, except that FAR bonuses may be permitted as allowed in the Zoning Ordinance for inclusion of hotels and/or offices above the ground level and/or for the provision of substantial and high quality public amenities, public spaces, and public improvements. Maximum FAR ***with*** bonuses shall not exceed 0.65. The future intensity of new development which may be allowed to occur within the area will be determined on a case-by-case review basis, through the established public review process, as individual proposals are received.

- Cumulative development for Commercial Recreation district sub-areas 1 – 4 shall not exceed a net increase of 400,000 square feet of floor area based on existing land use on April 22, 2008.
- ***New development projects shall include view corridors to the water from N. Harbor Drive.***

Suggested Modification No. 3

Land Use Plan, Section VI, Subsection C - Proposed Land Use Classifications:

Primary Land Uses (sub-areas 3a and 3c)

- Local Serving and Visitor-Serving Retail Uses
- Restaurants and Other Food Beverage Use
- Hotels ***including Limited Use Overnight Visitor Accommodations***
- ***Limited Use Overnight Visitor Accommodations (except on designated State Tidelands)***
- Marina and Marina-Related Facilities
- Yacht or Boating Clubs
- Public Open Space/Recreational Uses

Additional Land Uses (sub-areas 3a and 3c)

- Entertainment Clubs
- Commercial Office Land Uses (Sub-area 3a, ~~except in Tidelands~~) (~~offices shall be located above ground floor, marina-related offices, visitor serving offices and offices for management and operation of on-site facilities may be permitted on ground floor~~ ***and on State Tidelands, all other commercial office uses shall be located above the ground floor and shall not be allowed on State Tidelands***)
- Parking Facilities

Primary Land uses, sub-area 3b (Mole B)

- ***Minimum of 33% of sub-area 3b (Mole B) shall be maintained as contiguous passive park and public open space***
- Boating facilities, such as boating clubs, boating instruction, boat storage, Harbor Patrol, and similar support facilities
- Public Open Space/Recreational Uses

Additional Land Uses, sub-area 3b (Mole B)

- Other public uses supporting the primary permitted uses

Tidelands (lands west of the mean high tide line). Permitted uses shall be limited to those uses dedicated to the public trust purposes consistent with state law. Office uses shall not be permitted except for the management of on-site facilities. ***Limited Use Overnight Visitor Accommodations (including but not limited to Condominium Hotels, Timeshares, Fractional Ownership Hotels) shall not be permitted on State Tidelands.***

Maximum Building Density

- The floor area ratio (FAR) on master leasehold areas, or on sites that are not master leasehold areas, or on combined development sites in sub-areas 3a and 3c shall not exceed 0.35, except that FAR bonuses may be permitted as allowed in the Zoning Ordinance for inclusion of hotels and/or offices above the ground level and/or for the provision of substantial and high quality public amenities, public spaces, and public improvements. Maximum FAR **with** bonuses shall not exceed 0.65. The future intensity of new development which may be allowed to occur within the area will be determined on a case-by-case review basis, through the established public review process, as individual proposals are received. Notwithstanding the above, FAR shall not exceed 0.25 in sub-area 3c.
- The floor area ratio (FAR) shall not exceed 0.25 in sub-area 3b (Mole B)
- Cumulative development for Commercial Recreation district sub-areas 1 – 4 shall not exceed a net increase of 400,000 square feet of floor area based on existing land use on April 22, 2008.
- ***New development projects shall include view corridors to the water from N. Harbor Drive.***

Suggested Modification No. 4

Land Use Plan, Section VI, Subsection D - Land Use, Policy 1:

1. Coastal dependent land uses will be encouraged within the Harbor-Pier area. The City will preserve and enhance these existing facilities and encourage further expansion of coastal dependent land uses, where feasible. ***Removal of existing coastal dependent land uses shall be strongly discouraged unless such uses are determined to no longer be necessary for the functional operation and utility of the Harbor. The construction of a public boat launch ramp associated with future development projects within the Harbor area shall be strongly encouraged.***

Suggested Modification No. 5

Land Use Plan, Section VI, Subsection D - Land Use, Policy 2:

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

e) Remove existing gates and guard houses that currently act as impediments to the public areas located on Mole A and Mole B;

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

Suggested Modification No. 6

Land Use Plan, Section VI, Subsection D - Land Use, New Policy 13:

13. Hazards

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

- a) New development shall minimize risks to life and property in areas of high geologic, flood, and fire hazard. Development shall assure stability and structural integrity and neither create nor contribute significantly to erosion, geologic instability or destruction of the site or surrounding areas or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. Development shall proceed only if the Director of the Department of Building and Safety determines that there is sufficient evidence that the structure may be constructed and maintained safely. All development shall employ earthquake resistant construction and engineering practices.
- b) Development in the Pier and Harbor area shall provide, in advance of approval, erosion and wave uprush studies, **based upon and** projections of **the range of** sea level rise **that can be** expected **(at rates ranging from 5 to 15 mm/yr)** within the reasonable economic life of the structure (normally 75 years). The Director may waive such studies on the basis of information contained in a certified EIR for the Pier and Harbor area, if such EIR includes maps of all areas in the City potentially impacted by storm waves and sea level rise and such maps include elevations of such impacts and estimation of likelihood of such events. All structures shall be sited and designed to minimize destruction of life and property during likely inundation events.
- c) If the development proposed is located on an existing slope greater than 2:1 or on artificial fill, new construction may be permitted only on the basis of detailed, site specific geologic and soil studies.
- d) All structures located on fill or on alluvial deposits shall provide analysis of the potential for seismic hazards including liquefaction. The design of such structures shall include measures to minimize damage and loss of property from such hazards. All earthquake studies shall also comply with the latest recommendations of the California **Geological Survey Department of Mines** and Geology and the Seismic Safety Commission and shall adhere to all applicable building codes.
- e) All development located **within the tsunami inundation zone as identified by the most recent state or local California Emergency Management maps or,** below

elevation 15 feet above mean sea level shall provide information concerning the height and force of likely tsunami run-up on the property. The Director may waive this requirement if he or she determines that accurate maps concerning the extent, velocity and depth of likely tsunami run-up is available in a certified EIR that addresses all pier, harbor, and beach areas of the City. The Director shall require all development located within a possible tsunami run-up zone to install, as appropriate, warning systems and other measures to minimize loss of life due to a tsunami.

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

Suggested Modification No. 7

Land Use Plan, Section VI, Subsection D - Land Use, New Policy 15:

- c) Limited Use Overnight Visitor Accommodations within the Commercial Recreation district shall be limited to no more than **25% 40%** of total new guestrooms (units) developed within a leasehold after the effective date of adoption of this Section. All other guestrooms (units) shall be available to the general public on a daily, year-round basis.

Suggested Modification No. 8

Land Use Plan, Section VI, Subsection D - Land Use, New Policy 15:

- g) Lower cost visitor accommodations shall be protected, encouraged, and where feasible provided. In the ***Coastal Zone Commercial Recreation district when demolition of existing lower cost overnight visitor accommodations or when Hotels or Limited Use Overnight Visitor Accommodations are proposed that include high-cost overnight visitor accommodations, an assessment of the availability of lower cost visitor accommodations in Redondo Beach shall be completed at the time of discretionary review and*** an in-lieu fee in an amount necessary to off-set the lack of the preferred lower cost facilities in Redondo Beach shall be imposed. ***The fee shall be \$30,000 per room that mitigation is required for, and the fee shall be adjusted annually to account for inflation according to increases in the Consumer Price Index U.S. City Average. If as a part of a proposed development all units for which an in-lieu fee would be required are replaced by lower cost overnight visitor accommodations within the Coastal Zone of Redondo Beach, the in-lieu fee shall be waived.***

An in-lieu fee shall be required for new development of overnight visitor accommodations in the coastal zone that are not low or moderate cost facilities.

These in-lieu fee(s) shall be required as a condition of approval of a coastal development permit, in order to provide significant funding to support the establishment of lower cost overnight visitor accommodations within the coastal area of Los Angeles County, and preferably within the City of Redondo Beach's coastal zone. The fee shall apply to 25% of the total number of proposed units that are high-cost overnight visitor accommodations or limited use overnight visitor accommodations.

An in-lieu fee shall be required for any demolition of existing lower cost overnight visitor accommodations, except for units that are replaced by lower cost overnight visitor accommodations, in which case the in-lieu fee shall be waived. This in-lieu fee shall be required as a condition of approval of a coastal development permit, in order to provide significant funding to support the establishment of lower cost overnight visitor accommodations within the coastal area of Los Angeles County, and preferably within the City of Redondo Beach's coastal zone. A per-unit fee for the total number of existing lower cost overnight units that are demolished and not replaced shall be required.

Where a proposed development includes both demolition of existing low cost overnight visitor accommodations and their replacement with high cost overnight visitor accommodations, the fee shall also apply to the 25% of the number of high cost rooms/units in excess of the number being lost.

Suggested Modification No. 9

Land Use Plan, Section VI, Subsection D - Land Use, New Policy 16:

- 16. Employment, retail, and entertainment districts and coastal recreational areas shall be well served by public transit and easily accessible to pedestrians and bicyclists. Streets, sidewalks, bicycle paths, and recreational trails (including the California Coastal Trail) should be designed and regulated to encourage walking, bicycling, and transit ridership.**

Large commercial and residential developments shall be located and designed to be served by transit and provide non-automobile circulation to serve new development to the greatest extent feasible.

Suggested Modification No. 10

Land Use Plan, Section VI, Subsection D - Land Use, New Policy 17:

- 17. The Coastal Act definition set forth below is incorporated herein as a definition of the Land Use Plan: “Environmentally sensitive habitat area (ESHA)” means any area in which plant or animal life or their habitats are either rare or especially valuable because of the special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.**
- a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.**
- b) Development within and adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.**

Suggested Modification No. 11

Land Use Plan, Section VI, Subsection D - Land Use, New Policy 18:

- 18. Ensure the protection of bird nesting habitat protected by the Migratory Bird Treaty Act and the long-term protection of breeding, roosting and nesting habitat of bird species listed pursuant to the federal or California Endangered Species Acts, California bird species of special concern, and wading birds (herons or egrets). The trimming and/or removal of any trees that have been used for breeding and nesting by the above identified species within the past five (5) years, as determined by a qualified biologist or ornithologist shall be undertaken in compliance with all applicable codes and regulations of the California Department of Fish and Game, the U.S. Fish and Wildlife Service, and the U.S. Migratory Bird treaty Act.**

Suggested Modification No. 12

Land Use Plan, Section VI, Subsection D - Land Use, New Policy 19:

- 19. Marine resources shall be maintained, enhanced and where feasible restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.**

Suggested Modification No. 13

Land Use Plan, Section VI, Subsection D - Land Use, New Policy 20:

- 20. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.**

Suggested Modification No. 14

Land Use Plan, Section VI, Subsection D - Land Use, New Policy 21:

- 21. The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall only be permitted in accordance with other applicable provisions of this division, where there is no feasible alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effect, and shall be limited to the following:**

- a) New or expanded port, energy, and coastal dependent industrial facilities, including commercial fishing facilities.**
- b) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.**
- c) In open coastal waters, other than wetlands, including stream, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreation piers that provide public access and recreational opportunities.**
- d) Incidental public service purpose, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.**
- e) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive habitat areas.**
- f) Restoration purposes.**
- g) Nature study, aquaculture, or similar resource dependent uses.**

Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable long shore current systems.

In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary.

Implementation Plan

Suggested Modification No. 15

Zoning Ordinance, 10-5.811 Additional land use regulations, CC Coastal Commercial zones, (b) Hotels:

- (2) Limited Use Overnight Visitor Accommodations shall be limited to no more than **25% 40%** of total new guestrooms (units) developed within a master leasehold area or on sites that are not master leasehold areas. All other guestrooms (units) shall be available to the general public on a daily, year-round basis.
- (3) Fractional Ownership Hotel. Fractional ownership hotels may be permitted in the CC-2, CC-3 and CC-4 Coastal Commercial zones, **except on State Tidelands**, and shall be conditioned as follows:
- (4) Condominium-Hotel. Condominium-hotels may be permitted in the CC-2, CC-3 and CC-4 Coastal Commercial zones, **except on State Tidelands**, and shall be conditioned as follows:
- (5) Timeshares. **Timeshares may be permitted in the CC-2, CC-3 and CC-4 Coastal Commercial zones, except on State Tidelands, and shall be conditioned as follows:**
- (8) Lower cost visitor accommodations shall be protected, encouraged, and where feasible provided. In the **Coastal Zone Commercial Recreation district when demolition of existing lower cost overnight visitor accommodations or when Hotels or Limited Use Overnight Visitor Accommodations are proposed that include high-cost overnight visitor accommodations, an assessment of the availability of lower cost visitor accommodations in Redondo Beach shall be completed at the time of discretionary review and** an in-lieu fee in an amount necessary to off-set the lack of the preferred lower cost facilities in Redondo Beach shall be imposed. **The fee shall be \$30,000 per room that mitigation is required for, and the fee shall be adjusted annually to account for inflation according to increases in the Consumer Price Index U.S. City Average. If as a part of a proposed development all units for which an in-lieu fee would be required are replaced by lower cost overnight visitor accommodations within the Coastal Zone of Redondo Beach, the in-lieu fee shall be waived.**

An in-lieu fee shall be required for new development of overnight visitor accommodations in the coastal zone that are not low or moderate cost facilities. These in-lieu fee(s) shall be required as a condition of approval of a coastal development permit, in order to provide significant funding to support the establishment of lower cost overnight visitor accommodations within the

coastal area of Los Angeles County, and preferably within the City of Redondo Beach's coastal zone. The fee shall apply to 25% of the total number of proposed units that are high-cost overnight visitor accommodations or limited use overnight visitor accommodations.

When referring to any overnight visitor accommodations, lower cost facilities shall be defined as any facility with room rates that are below 75% of the Statewide average room rate, and higher cost facilities shall be defined as any facility with room rates that are 125% above the Statewide average room rate. Statewide average room rates can be calculated by the Smith Travel Research website (www.visitcalifornia.com) or other analogous method used to arrive at an average Statewide room rate value.

An in-lieu fee shall be required for any demolition of existing lower cost overnight visitor accommodations, unless all those units are replaced by lower cost overnight visitor accommodations, in which case the in-lieu fee shall be waived. This in-lieu fee shall be required as a condition of approval of a coastal development permit, in order to provide significant funding to support the establishment of lower cost overnight visitor accommodations within the coastal area of Los Angeles County, and preferably within the City of Redondo Beach's coastal zone. A per-unit fee for the total number of existing lower cost overnight units that are demolished and not replaced shall be required.

Where a proposed development includes both demolition of existing low cost overnight visitor accommodations and their replacement with high cost overnight visitor accommodations, the fee shall also apply to the 25% of the number of high cost rooms/units in excess of the number being lost.

Prior to issuance of the coastal development permit, and upon execution of an appropriate agreement between the City and the designated recipient that assures use of the in-lieu fee **to assist in the creation of lower cost overnight visitor accommodations within the nearby coastal region for the intended mitigation**, the applicant shall transfer the fee to the entity designated by the agreement.

Suggested Modification No. 16

Zoning Ordinance, 10-5.1900 Landscaping regulations:

(h) Tree Trimming within the Harbor/Pier Area. The trimming and/or removal of any trees that have been used for breeding and nesting by bird species listed pursuant to the federal or California Endangered Species Acts, California bird species of special concern, and wading birds (herons or egrets) within the past five (5) years, as determined by a qualified biologist or ornithologist, shall be undertaken in compliance with all applicable codes and regulations of the California Department of Fish and Game, the U.S. Fish and Wildlife Service, and the U.S. Migratory Bird treaty Act.

(1) No tree trimming or removal shall take place during breeding and nesting season (January through September) unless a tree is determined by a

qualified arborist to be a danger to public health and safety. A health or safety danger exists if a tree or branch is dead, diseased, dying, or injured and is seriously compromised. Tree trimming or removal shall only be carried out from October 1 through December 31.

(2) Trees or branches with a nest of a wading bird (heron or egret), a state or federal listed species, or a California bird species of special concern that has been active anytime in the last five years shall not be removed or disturbed unless a health and safety danger exists.

(3) Any breeding or nesting tree that must be removed shall be replaced at a 1:1 ratio. Replacement trees shall be native or regionally appropriate non-natives and non-invasive.

(a) A tree replacement and planting plan for each tree replacement shall be developed to specify replacement tree locations, tree size (no less than 36" box size), planting specifications, and a five-year monitoring program with specific performance standards.

(b) An annual monitoring report for tree replacement shall be submitted for the review and approval of the Harbor Director and maintained on file as public information.

(4) Tree trimming or removal during the non-breeding and non-nesting season (October 1 through December 31) shall follow the following procedures.

(a) Prior to tree trimming or removal, a qualified biologist shall survey the trees to be trimmed or removed to detect nests and submit the surveys to the Harbor Department. Tree trimming or removal may proceed if a nest is found, but has not been used within the prior 5 years and no courtship or nesting behavior is observed.

(b) In the event that a wading bird (heron or egret) species, a state or federal listed species, or a California bird species of special concern return or continue to occupy trees during the non-nesting season (October 1 through December 31), trimming shall not take place until a qualified biologist has assessed the site, determined that courtship behavior has not commenced, and has given approval to proceed within 300 feet of any occupied tree (500 feet for raptor species (e.g., bald eagles, osprey, owls)).

(c) Trimming of nesting trees shall not encroach within 10 feet of an unoccupied nest of any of the bird species referenced above. The amount of trimming at any one time shall be limited to preserve the suitability of the nesting tree for breeding and/or nesting habitat.

(d) Written notice of tree trimming and/or removal shall be posted and limits of tree trimming and/or removal shall be established in the field with flagging and stakes or construction fencing at least one week

before work takes place. The notice and flagging/fencing does not apply to an immediate emergency situation.

- (5) Tree trimming or removal during breeding and nesting season (January-September) shall be undertaken only because a health and safety danger exists, as determined by a qualified arborist, in consultation with the Harbor Department and the City of Redondo Beach, and shall use the following procedures:

(a) A qualified biologist shall conduct surveys and submit a report at least one week prior to the trimming or removal of a tree (only if it is posing a health or safety danger) to detect any breeding or nesting behavior in or within 300 feet (500 feet for raptors) of the work area. An arborist, in consultation with the qualified biologist, shall prepare a tree trimming and/or removal plan. The survey report and tree trimming and/or removal plan shall be submitted for the review and approval of the Harbor Director and maintained on file as public information. The plan shall incorporate the following:

(i) A description of how work will occur (work must be performed using non-mechanized hand tools to the maximum extent feasible).

(ii) Written notice of tree trimming and/or removal shall be posted and limits of tree trimming and/or removal shall be established in the field with flagging and stakes or construction fencing at least one week before work takes place. The notice and flagging/fencing does not apply to an immediate emergency situation.

(iii) Steps taken to ensure that tree trimming will be the minimum necessary to address the health and safety danger while avoiding or minimizing impacts to breeding and/or nesting birds and their habitat.

(b) Prior to commencement of tree trimming and/or tree removal the qualified biologist shall notify in writing the Department of Fish and Game and the U.S. Fish and Wildlife Service of the intent to commence tree trimming or removal.

III. FINDINGS

The following findings support the Commission's denial of the proposed LCP Amendment as submitted and approval if modified as recommended by staff. The Commission hereby finds and declares as follows:

A. Amendment Description

Area 2 Location

The Area 2 segment of the Redondo Beach Coastal Zone is comprised of the pier, harbor and power plant portions of the City. Area 2 is located entirely in the northwestern portion of the City of Redondo Beach (Exhibit 1 and 2). Area 2 is bordered by the Pacific Ocean to the west, the City of Hermosa Beach to the north, and a variety of commercial and residential uses located to the east and south that exist within the certified portion of the Redondo Beach Coastal Zone (Area 1). A pier and wharf system was originally constructed in the late 1800's when the area served as the first commercial port for Los Angeles. King Harbor, as it exists today, is a man-made harbor with the last extensions to the outer break wall completed in 1958. The Harbor is comprised of 4 filled moles (Mole A – D) and three harbor basins. A large portion of the Pier and Harbor area is constructed on State Tidelands that were granted to the City of Redondo Beach (Exhibit 6). Although portions of the uplands are designated tidelands and would normally be under the Commission's jurisdiction, the Commission has delegated to the City permit authority for the filled tidelands pursuant to Section 30613 of the Coastal Act. The eastern portions of the Pier/Harbor area and the Power Plant site are located above State Tidelands.

Local Coastal Program Amendment Description

On June 13, 2008, staff for the South Coast District of the Coastal Commission received documentation to file as complete City of Redondo Beach Local Coastal Program Amendment (LCPA) 2-08. The Commission extended the time limit for action on the LCPA submittal by 1 year pursuant to PRC Section 30517 at the August 2008 Commission hearing. The Commission must act on this submittal no later than the September 2009 Commission hearing. This LCP Amendment affects the City's certified Land Use Plan and Implementation Plan. It proposes to certify the remaining uncertified segment (Area 2) of the Redondo Beach Coastal Zone. Area 2 consists of the power generating plant area located west of Catalina Ave, and the harbor and pier areas of the City (Exhibit 2). The City also requests the elimination of the current geographic segmentation of the Coastal Zone in conjunction with these amendments.

Through this amendment request, the City proposes to remove the various, and conflicting development standards that exist for Area 2 between the certified LUP, the uncertified Harbor/Civic Center Specific Plan and the existing zoning regulations. The amendment also addresses existing non-conforming uses within the Harbor/Pier area that include residential uses and ground floor offices.

The amendment request includes a development cap of 400,000 square feet of floor area for new development for the entire Harbor/Pier area. Changes to the Land Use Maps would divide the existing Commercial Recreation use into five Sub-Areas, and would change the Zoning Map designations for the Harbor/Pier area from Waterfront to Coastal Commercial 1 – Coastal

Commercial 5 with specific development standards including heights and floor area ratios for each of the new zones. Potential floor area ratio bonuses are made available for the inclusion of public open space and associated amenities and/or the development of hotels or offices located above the ground level. The amendment also proposes to modify an area designated as Coastal Recreation on the Land Use Plan Map that presently hosts a public park and public boating uses to a Coastal Recreation Sub-Area (3) with specific development restrictions related to permitted uses in order to maintain the existing boating related uses present.

The submittal also includes a new Land Use Plan policy that introduces specific definitions and requirements related to limited use overnight visitor accommodations that would apply to the entire Redondo Beach Coastal Zone. The proposed policy would define condominium-hotels, fractional ownership hotels, and timeshares as limited use overnight visitor accommodations, and include restrictions related to what percentage of a new hotel could be devoted to these types of accommodations. The policy would also include provisions to protect existing hotels within the coastal zone, and would require an in-lieu fee in order to protect, provide, and promote low cost overnight visitor accommodations within the region.

The Power Plant portion of the amendment request would amend the LCP to re-establish zoning designations and standards that existed prior to the adoption of the "Heart of the City Specific Plan" which was repealed by a vote of the people in 2002. The Generating Plant Zone would permit either power generating facilities or public parks and open space areas only. A few parcels that exist east of the power plant and west of the certified Area 1 would be returned to their commercial or industrial zoning designations.

Lastly, the City has requested the elimination of the current geographic segmentation that exists within the City's Coastal Zone as Area 1 (certified) and Area 2 (uncertified). This request would effectively combine the two areas of the City's Coastal Zone into a single certified area subject to the policies and regulations of the City's certified LCP.

B. Findings for Denial of Land Use Plan Amendment RDB-MAJ-2-08 as Submitted

The standard of review for Amendments to a certified Land Use Plan is consistency with the policies of Chapter 3 of the Coastal Act. The Commission may require conformity with Chapter 3 only to the extent necessary to achieve the basic stated goals specified in Section 30001.5.

1. Public Access and Recreation

Section 30210 of the Coastal Act states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211 of the Coastal Act states:

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

Section 30212 of the Coastal Act states, in part:

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or, (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

Section 30213 states, in pertinent part:

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30220 of the Coastal Act states:

Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland areas shall be protected for such use.

Section 30221 of the Coastal Act states:

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

Section 30224 of the Coastal Act states:

Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

Section 30224 of the Coastal Act states, in part:

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

The protection, enhancement and provision of public access and recreation is one of the strongest mandates of the Coastal Act. Public access and recreation policies are an essential component of the Coastal Act since they provide opportunities for the general public to enjoy the California coastline. The LUP amendment as submitted by the City includes some proposed changes and

omissions that would diminish public access and recreation opportunities within the Harbor/Pier area and, therefore, the amendment as submitted is not consistent with the applicable access and recreation policies of Chapter 3 of the Coastal Act.

Mole B is located on State Tidelands within the Harbor and is accessed via Marina Way (Exhibit 2 and 5). Current uses on Mole B include Harbor Patrol facilities, a boat storage area for outrigger and canoe clubs, and Moonstone Park, an existing public park. There are no existing private or commercial uses on the Mole. Presently, Mole B is designated as Commercial Recreation on the Land Use Map. The amendment request proposes to split the Land Use Map into Coastal Recreation sub-areas. Mole B would be designated as CR Commercial Recreation Sub-Area 3b, with specific restrictions that would limit permitted uses to boating facilities and related uses or public open space/recreation uses. Although the restrictions placed on Sub-Area 3b would limit uses on the Mole it does not provide for the permanent maintenance and protection of the existing public park facility (Moonstone Park). Furthermore, by representing the Mole on the LUP Maps as Commercial Recreation there is no direct association with the existing public uses located on-site, and the commercial LUP designation does not provide an assurance that these important public recreation uses will be retained. The preservation of this public resource should be enforced through policies in the LUP that clarify the intended and allowed uses on Mole B in order to be found consistent with the applicable access and recreation policies contained in Chapter 3 of Coastal Act. Absent such policies the Commission finds that the proposed LCPA does not conform to the Chapter 3 policies of the Coastal Act.

Current access points to Mole A and Mole B via Yacht Club Way and Marina Way have existing guardhouses and associated gates that act to impede or discourage public access to the Moles. Although the automated gates will rise automatically if approached by a vehicle the limited signage available does not identify the right for the public to pass. Even with adequate signage, the gates and unmanned guardhouses provide a visual deterrent and have the potential to intimidate the general public and to convey a feeling of privatization of the interior portions of the Harbor, including the parks and tidelands, therefore excluding these recreational opportunities from the general public whether that is the designed intention of the structures or not. The LUP amendment as submitted does not address these impediments to public access and recreation. Therefore, the Commission finds that the LCPA, as submitted, does not conform to the applicable access and recreation policies contained in Chapter 3 of the Coastal Act.

2. Coastal Dependent Development

Section 30255 of the Coastal Act states:

Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.

There are several existing coastal dependent and coastal related land uses located within the Harbor/Pier area that offer recreational opportunities and provide key components to the operational functionality of the Harbor including a small boat hoist, and boat storage yard. The LUP policies, as certified and submitted, provide that coastal dependent land uses will be preserved "where feasible" but provides no assurance that these valuable public resources will be maintained

within the Harbor/Pier area as new development is proposed. Additionally, the existing boat hoist is the only current way for boat owners that trailer their boats to the harbor to launch their craft, and there is no policy to encourage development of a boat ramp to access the harbor. The addition of a boat ramp to the harbor would significantly enhance recreation opportunities for the area. Therefore, the Commission finds that the LCPA, as submitted, does not conform to Section 30255 or the public access and recreation policies of Chapter 3 of the Coastal Act.

3. Tidelands and Submerged Lands

Sections 30213, 30220, and 30221 of the Coastal Act contain policies addressing the provision and protection of recreational facilities and lands in the Coastal Zone including parks, open space, and tidelands and submerged lands. The protection of Tidelands and Submerged Lands is an important policy goal of the Coastal Act. Tidelands and submerged lands are subject to a public trust that, among other things, limits their use to navigation, fishing, public access, water-oriented recreation, open space and environmental protection, and incidental commercial use, which are uses that are given higher priority than general commercial, residential or non-coastal dependent industrial uses in the Coastal Act. Thus, these lands must be protected in order to protect the general public's use of these areas to gain access to and enjoy the coast. Protection of Tidelands and Submerged Lands should be a primary goal associated with any LUP.

The submitted LUP amendment request includes policies related to State Tidelands providing that, "Permitted uses shall be limited to those uses dedicated to public trust purposes consistent with state law." Hotels are generally considered to be a use that is acceptable on State Tidelands because they provide a resource as an overnight visitor serving accommodation. Limited use overnight visitor accommodations such as fractional ownership hotels, timeshares, and condominium hotels, however, have not been considered an appropriate use of State Tidelands because the use is generally considered quasi-residential. The proposed amendment to the LUP defines limited use overnight visitor accommodations as, *"any hotel, motel, or other similar facility that provides overnight visitor accommodations wherein a purchaser receives the right in perpetuity, for life, or a term of years to the recurrent, exclusive use or occupancy of a lot, parcel, unit, room(s), or segment of the facility, annually or on some other seasonal or periodic basis, for a period of time that has been or will be allotted from the use or occupancy periods into which the facility has been divided and shall include, but not limited to Timeshare, Condominium-Hotel, Fractional Ownership Hotel, or uses of similar nature."* ...This definition for limited use overnight visitor accommodations is due to the fact that the total amount of time purchased per year by members may be in months or groups of months, rather than daily or even weekly, and therefore they can result in a privatization of an area designated specifically for public uses. To allow what could potentially be quasi-residential use within the limited areas designated specifically for public serving uses does not conform with the Coastal Act's priority to protect State Tidelands as a public resource for public access, recreation and other coastal dependent uses.

In December 2006, the California State Lands Commission (SLC) held a public hearing to consider the consistency of a timeshare component of the Woodfin Suites Hotel in San Diego's Port District with the Public Trust Doctrine. The SLC performed an extensive analysis of the history of timeshare proposals on public trust lands, the impact that a timeshare development would have on the public's rights, and the public's ability to use the shoreline. The State Lands Commission determined (San Diego Unified Port District Port Master Plan Amendment No. 39, Woodfin Suites Timeshare/Hotel) that development of limited use overnight visitor accommodations on public tidelands would be inconsistent with the Public Trust Doctrine and would be an inappropriate use

of filled sovereign tide and submerged lands, because it would significantly impair the public's right to use these trust lands which have been historically set aside for the benefit of the statewide public. If limited use overnight visitor accommodations were proposed, they would only be available to a small segment of the population who can afford the high cost of the initial purchase and who would then own personal rights to the rooms, thereby preventing other use of these public lands. Allowing limited use overnight visitor accommodations in the harbor on filled tidelands would not protect and promote lower-cost visitor accommodations would result in the use of filled tidelands for lower priority uses, and could set an adverse precedent regarding the preservation of public access and lower-cost visitor-serving public accommodations in the coastal zone. Therefore, special provisions are necessary to address the protection and provision of lower-cost accommodations and to prohibit the conversion of existing or construction of new Limited Use Overnight Visitor Accommodations (e.g. condominium-hotels) on public tidelands. Therefore, as submitted, the Commission finds that the LUP amendment does not make a differentiation that would prohibit the construction of limited use overnight visitor accommodations on State Tidelands and therefore is inconsistent with the applicable Chapter 3 policies of the Coastal Act.

4. Visitor-Serving Development and Overnight Accommodations

Section 30213 of the Coastal Act provides for the protection and provision of lower cost visitor and recreational facilities. Visitor-Serving Commercial Development is considered a priority use under the Coastal Act. This type of use is preferred because it provides opportunities for the general public to enjoy the unique experience available only along the coast. The City of Redondo Beach Harbor/Pier area is a favorable location to provide public amenities that will enhance access to the coast and recreational opportunities for the general public. Protection of Visitor-Serving Commercial Development should be a primary goal associated with any LUP. Pursuant to the public access policies of the Coastal Act, and particularly Section 30213, the Commission has the responsibility to ensure that a range of affordable facilities be provided in new development along the coastline of the State. This is especially applicable to overnight accommodation options.

Lower Cost Overnight Accommodations

Historically, the Commission has approved new hotel developments along the coastline. However, often this new development, particularly in recent years, has been exclusive, higher priced resort developments. In each of those actions, though, the Commission has secured offsetting public amenities, such as new public accessways, public parking or open space dedications, to address the Coastal Act priorities for public access and visitor support facilities. In addition, the Commission has required mitigation for the loss of land that was available for lower cost and visitor serving facilities (e.g. NPB-MAJ-1-06A). The expectation of the Commission, based upon several precedents, is that developers of sites suitable for overnight accommodations will provide facilities which serve the public with a range of incomes (HNB-MAJ-2-06-[Huntington Beach-Timeshares]; San Diego Unified Port District Port District A-6-PSD-8-04/101 (Lane Field); A-5-RPV-2-324-[Long Point]). If development cannot provide for a range of affordability on-site, the Commission has required off-site mitigation such as payment of an in-lieu mitigation fee to fund construction of lower cost overnight accommodations, e.g. youth hostels, campgrounds etc.

In light of current trends in the market place and along the coast, the Commission is increasingly concerned with the challenge of providing lower-cost overnight accommodations consistent with the Coastal Act. Recent research in support of a Commission workshop concerning hotel-condominiums showed that only 7.9% of the overnight accommodations in nine popular coastal

counties were considered lower-cost. Although statewide demand for lower-cost accommodations in the coastal zone is difficult to quantify, there is no question that camping and hostel opportunities are in high demand, and that there is an on-going need to provide more lower-cost opportunities along California's coast. For example, the Santa Monica hostel occupancy rate was 96% in 2005, with the hostel being full more than half of the year. State Parks estimates that demand for camping has increased 13% between 2000 and 2005. Nine of the ten most popular campgrounds are along the coast (2006 Condominium-Hotel Workshop).

With the removal of low-cost overnight facilities, lodging opportunities for more budget-conscious visitors to the City will be increasingly more limited. As the trend continues to build First Class/Deluxe hotels and demolish low-cost hotels/motels, persons of low and moderate incomes will make up fewer of the guests staying in Redondo Beach. By forcing this economic group to lodge elsewhere, there will be a direct impact on public access to the beach and coastal recreational areas within the area. With the loss of low-cost lodging facilities, a large segment of the state's population will be excluded from overnight stays within this coastal area. Therefore, by protecting and providing low-cost lodging for the price sensitive visitor, a larger segment of the population will have a greater opportunity to enjoy access to the beach area through overnight stays along or near the coast. Furthermore, access to coastal recreational facilities, such as the beaches, harbor, piers, and other coastal points of interest, are also enhanced when there are overnight lodging facilities that serve a broader segment of the population.

In general, many low to moderately priced hotel and motel accommodations tend to be older structures that are becoming less and less economically viable. As more recycling occurs, the stock of low cost overnight accommodations tends to be reduced, since it is generally not economically feasible to replace these structures with accommodations that will maintain the same low rates. As a result, the Commission sees far more proposals for higher cost accommodations than for low cost ones. The loss of affordable overnight accommodations within the coastal zone has become an emerging issue for the Commission. If this development trend continues, the stock of affordable overnight accommodations will be depleted.

In an effort to stem this tide, and to protect lower cost visitor-serving facilities, the Commission has imposed in-lieu mitigation fees when development proposes only high cost accommodations. By doing so, a method is provided to assure that some degree of lower cost overnight accommodations will be protected. The amendment request as submitted, provides direction that an in-lieu fee would be required to offset the loss of low-cost overnight accommodations, but does not specify in what situations the mitigation would be required, or denote a value to an in-lieu fee that would be appropriate to cover the cost of the construction of replacement low-cost overnight facilities. Therefore, the Commission finds that the proposed amendment to the LUP, as submitted, does not conform with Section 30213 of Chapter 3 of the Coastal Act.

Limited Use Overnight Visitor Accommodations

The amendment request also includes the addition of definitions and restrictions placed on limited use overnight visitor accommodations including fractional ownership hotels, condominium-hotels, and timeshares. These types of facilities provide a lower level of public accessibility than traditional hotels and motels, because a certain percentage of rooms can be privately owned for periods of time, thereby removing their availability to use as an overnight resource. Moreover, Section 30213 of the Coastal Act requires that lower cost visitor facilities be protected, encouraged, and, where feasible, provided. Limited Use Overnight Visitor Accommodations as a whole cannot be

considered lower cost. Generally, Limited Use Overnight Visitor Accommodation facilities require that potential users purchase the right to long term, recurring use, which often requires significant initial investment, and periodic fees. Such monetary requirements are often beyond the means of a large segment of the general population and certainly exclude that portion of the population that is of the least means. Traditional hotels, motels and similar overnight accommodations, do not require a long term financial commitment in exchange for use of a unit.

The current submittal limits the percentage of hotel rooms devoted to limited use overnight visitor accommodations to forty percent of all hotel rooms developed within an existing leasehold. This percentage is significantly higher than previous Commission decisions (Oceanside 1-07 and Huntington Beach LCPA 2-06) that have limited the amount of limited use overnight visitor accommodations within a proposed development to between ten and twenty-five percent. In order to be consistent with the applicable Chapter 3 policies of the Coastal Act the LUP amendment should reflect these restrictions placed on limited use overnight visitor accommodations. Therefore, the Commission finds that the proposed amendment to the LUP, as submitted, is not consistent with the applicable Chapter 3 public access and recreation policies of the Coastal Act.

5. Coastal Hazards

Section 30235 of the Coastal Act states:

Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fish kills should be phased out or upgraded where feasible.

Section 30253 of the Coastal Act states:

New development shall do all of the following:

- (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*
- (c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development.*
- (d) Minimize energy consumption and vehicle miles traveled.*
- (e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.*

Sea level rise is an important consideration for the planning and design of projects in coastal settings. Such changes in sea level will exacerbate the frequency and intensity of wave energy received at shoreline sites, including both storm surge and tsunamis, resulting in accelerated coastal erosion and flooding. There are many useful records of historic sea level change, but no certainty about how these trends will change with possible large increases in atmospheric greenhouse gas emissions and air temperatures. Notwithstanding the controversy and uncertainties about future global or local sea levels, guidance on how to address sea level rise in planning and permitting process is evolving as new information on climate change and related oceanic responses become available.

The Commission, like many other permitting agencies, have undertaken past assessments of sea level rise effects using the principle of “uniformitarianism” as guidance – that natural processes such as erosion, deposition, and sea level changes occur at relatively uniform rates over time rather than in episodic or sudden catastrophic events. As a result, future ocean surface elevations have been extrapolated from current levels using historical rates of sea level rise measured over the last century. For much of the California coast, this equates to a rate of about eight inches per one hundred years. Rates of up to one foot per century have typically been used to account for regional variation and to provide for some degree of uncertainty in the form of a safety factor.

Most climate models now project that the historic trends for sea level rise, or even a 50% increase over historic trends, will be at the very low end of possible future sea level rise by 2100. Satellite observations of global sea level have shown sea level changes since 1993 to be almost twice the changes observed by tide gauge records over the past century. Recent observations from the polar regions show rapid loss of some large ice sheets and increases in the discharge of glacial melt. The 2007 Fourth Assessment Report by the Intergovernmental Panel on Climate Change (IPCC) notes that sea level rise by 7 to 23 inches from 1990 to 2100, provided that there is no accelerated loss of ice from Greenland and west Antarctica¹. Sea level rise could be even higher if there is a rapid loss of ice in these two key regions.

The IPCC findings expanded to incorporate some increase in sea level rise by accelerated ice melt through a 2007 report prepared by Dr. Stefan Rahmstorf of the Potsdam Institute for Climate Impact Research (Rahmstorf Report). This report has become the central reference point for much of recent sea level planning. The Rahmstorf Report developed a quasi-empirical relationship between historic temperature and sea level change. Using the temperature changes projected for the various IPCC scenarios, and assuming that the historic relationship between temperature and sea level would continue into the future, he projected that by 2100 sea level rise could be between 0.5 meters and 1.4 meters (20 inches and 55 inches) higher than the 1990 levels (for a rate of 5 to 13 mm/year). These projections for future sea level rise anticipate that the increase in sea level from 1990 to 2050 will be from about 20 cm to 43 cm (8 inches to 17 inches) which equates to an annual rate of 3 mm to 7 mm per year; from 1990 to 2075 the increase in sea level would be from about 33 cm to 79 cm (13 inches to 31 inches) which equates to an annual rate of 4 mm to 9 mm per year and that the most rapid change in sea level will occur toward the end of the 21st century. Most recent sea level rise projections show the same trend as the projections by Rahmstorf – that as the time period increases the rate of rise increases, and that the second half of the 21st century can be expected to have a more rapid rise in sea level rise than the first half.

¹ The IPCC is a scientific intergovernmental body established by the World Meteorological Organization (WMO) and the United Nations Environmental Programme to provide the decision-makers and others interested in climate change with an objective source of information about climate change; <http://www.ipcc.ch/ipccreports/assessments-reports.htm>

Several recent studies have projected future sea level to rise as much as 1.4 m (4.6 feet) from 1990 to 2100. For example, in California, the Independent Science Board (ISB) for the Delta Vision Plan has used the Rhamstorf Report projections recommending that for projects in the San Francisco Delta a rise of 0.2 m to 0.4 m (0.8 to 1.3 feet) by 2050 and a rise of 0.5 m to 1.4 m (1.7 to 4.6 feet) by 2100 be used for planning purposes². This report also recommends that major projects use the higher values to be conservative, and that some projects might even consider sea level projections beyond the year 2100 time period. The ISB also recommends “developing a system that cannot only withstand a design sea level rise, but also minimizes damages and loss of life for low-probability events or unforeseen circumstances that exceed design standards. Finally the board recommends the specific incorporation of the potential for higher-than-expected sea level rise rates into long term infrastructure planning and design.”

The Rhamstorf Report was also cited in the California Climate Action Team’s Climate Change Scenarios for estimating the likely changes range for sea level rise by 2100³. Another recent draft report, prepared by Philip Williams and Associates and the Pacific Institute for the Ocean Protection Council, the California Energy Commission’s Public Interest Energy Research (PIER) Climate Change Research Program, and other agencies also identifies impacts from rising sea level, especially as related to vulnerability to future coastal erosion and flooding⁴. This report used the Rhamstorf as the basis to examine flooding consequences of both a 1 m (40 inch) and a 1.4 m (55 inch) centennial rise in sea level, and the erosion consequences of a 1.4 m rise in sea level.

On November 14, 2008, Governor Schwarzenegger issued Executive Order S-13-08, directing various state agencies to undertake various studies and assessment toward developing strategies and promulgating development review guidelines for addressing the effects of sea level rise and other climate change impacts along the California coastline⁵.

Concurrently, in the Netherlands, where flooding and rising sea level have been national concerns for many years, the Dutch Cabinet-appointed Deltacommissie has recommended that all flood protection projects consider a regional sea level rise (including local subsidence) of 0.6 m (2.1 feet) to 1.2 m (4.2 feet) by 2100 and 2 m (6.6 feet) to 4 m (13 feet) by 2200⁶. Again, the Rhamstorf Report was used by the Delta Committee as a basis in developing their findings and recommendations.

Given the general convergence of agreement over the observed and measured geodetic changes world wide in ocean elevations over the last several decades, most of the scientific community has ceased debating the question of whether sea level will rise several feet higher than it is today, but instead is only questioning the time period over which the this rise will occur. However, as the conditions causing sea level rise continue to change rapidly, prognostications of sea level rise are similarly in flux. As a result of this dynamism, anticipated amounts and rates of sea level rise used in project reviews today may be either lower or higher than those that will be utilized ten years from

² Independent Science Board, 2007. Sea Level Rise and Delta Planning, Letter Report from Jeffery Mount to Michael Healey, September 6, 2007, CALFED Bay-Delta Program: http://deltavision.cs.gov/BlueRibbonTaskForce/Sept2007/Handouts/Item_9.pdf

³ Cayan et al. 2009. Draft paper: Climate Change Scenarios and Sea Level Estimates for the California 2008 Climate Change Scenarios Assessment; CEC-500-2009-014-D, 62 pages; <http://www.energy.ca.gov/2009publications/CEC-500-2009-014/CEC-500-2009-014-D.pdf>

⁴ Herberger et al. 2009 Draft paper: The Impacts of Sea Level Rise on the California Coast; California Climate Change Center, California Energy Commission; CEC-500-2009-024-D, March 2009, 99 pages; http://www.pacinst.org/reports/sea_level_rise/index.htm

⁵ Office of the Governor of the State of California, 2008. Executive Order S-13-08; <http://gov.ca.gov/index.php?print-version/executive-order/11036/>

⁶ Delta Committee of the Kingdom of the Netherlands, 2008. Working Together with Water: A Living Land Builds for its Future, Findings of the Deltacommissie, 2nd Ed. November 2008; <http://www.deltacommissie.com/en/advies>

now. This degree of uncertainty will continue until sufficient feedback data inputs are obtained to allow for a clear trend to be discerned from what is now only a complex and highly variable set of model inputs. Accordingly, in the interest of moving forward from the debate over specific rates and amounts of rise to a point where the effects of sea level rise greater than those previously assumed in the past may be considered, one approach is to undertake an analysis of the development project and site to ascertain the point when significant changes to project stability would result based on a series of sea level rise rates. The analysis would be structured to use a variety of sea level rise projections, ranging from the relatively gradual rates of rise by the IPCC and Rhamstorf models, to scenarios involving far more rapid rates of sea level rise based upon accelerated glacial and polar sea and shelf inputs.

For example, for the most typical development projects along the coast (i.e., residential or commercial), consideration of a two to three foot rise in sea level over one hundred years could be assumed to represent the minimum rate of change for design purposes. However, in the interest of investigating adaptive, flexible design options, sensitivity testing should also include assessing the consequences of sea level rise at three to five times greater rates, namely five to six feet per century, for critical facilities or development with a long expected project life. The purpose of this analysis is to determine if there is a “tipping point” at which a given design would rapidly become less stable, and to evaluate what would be the consequences of crossing such a threshold. This type of analysis would make the property owner aware of the limitations, if any, of the initial project design early in the planning process. Depending upon the design life of the development, the economic and technical feasibility of incorporating more protective features, and levels of risk acceptance, the project proponent could propose, or the permitting agency may require, that greater flexibility be provided in the design and siting of the development, or other mitigation be identified, to accommodate the higher rates of sea level rise.

This sea level range approach would also allow accelerated rates of sea level rise to be considered in the analysis of projects. Such evaluations provide some flexibility with regard to the uncertainty concerning sea level rise, providing an approach to analyze a project in the face of uncertainty that would not involve the imposition of mandatory design standards based upon future sea level elevations that may not actually be realized, and allowing flexibility in the acceptable amount of sea level rise for specific projects and for the best available scientific information at the time of review. Given the nonobligatory and adaptive nature of this approach to hazards avoidance and minimization, as necessitated by such scientific uncertainty, it will remain important to include new information on sea level trends and climate change as iterative data is developed and vetted by the scientific community. Accordingly, any adopted design or siting standards that may be applied to development projects should be re-examined periodically to ensure the standard is consistent with current estimates in the literature before being reapplied to a subsequent project.

Regardless of its particular rate, over time elevated sea level will have a significant influence on the frequency and intensity of coastal flooding and erosion. Accordingly, rising sea level needs to be considered to assure that full consistency with Section 30253 can be attained in the review and approval of new development in shoreline areas.

The certified and submitted LUP amendment includes policies related to coastal development, however in relation to sea level rise the LUP provides no specific direction as to how this potential hazard should be reviewed for new proposed coastal development where instability and exposure to flooding risks could be intensified at higher ocean elevations. Without such provisions, the LUP

as proposed for amendment would be inconsistent with the policies of Chapter 3 of the Coastal Act.

6. Transit/Smart Growth

Section 30250(a) of the Coastal Act states, in relevant part:

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. ...

Section 30252 of the Coastal Act states:

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non-automobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

Section 30253 of the Coastal Act states, in relevant part:

New development shall:

... (4) Minimize energy consumption and vehicle miles traveled.

The Coastal Act policies cited above address transit and the need to prioritize provision of convenient public transit and to site and design development in a manner that facilitates provision of public transit. Major coastal recreational areas should be well served by public transit and easily accessible to pedestrians and bicyclists. Street, sidewalk, bicycle path, and recreational trail networks (including the Coastal Trail) should be designed and regulated to encourage walking, bicycling, and transit ridership. Commercial and retail developments should be required to design their facilities to encourage walking, bicycling, transit ridership, and ridesharing. For example, developments could locate and design building entries that are convenient to pedestrians and transit riders. Policies need to encourage development to be designed accordingly.

The peak visitor season tends to be during summertime. During these periods, traffic congestion and inadequate parking can impact public access to the beach, bay and other coastal areas. Alternative forms of transit should be available, particularly during these time periods that provide convenient transportation to and along the beach and bay. The certified and submitted LUP doesn't contain policies to specifically encourage the provision of alternative forms of transportation, particularly if and when new development creates demand for such service.

Therefore, the Commission finds that the LUP amendment, as submitted, does not conform with Sections 30250, 30252, and 30253 of the Coastal Act.

7. Terrestrial and Marine Biological Resources

Section 30230 of the Coastal Act states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30233 of the Coastal Act states:

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

- (1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.*
- (2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.*
- (3) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.*
- (4) Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing Intake and outfall lines.*

- (5) *Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.*
- (6) *Restoration purposes.*
- (7) *Nature study, aquaculture, or similar resource-dependent activities.*

(b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable longshore current systems.

(c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary...

Section 30240 of the Coastal Act states:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

The protection of Coastal Resources is an important aspect of the Coastal Act. Section 30230 of the Coastal Act states, in part, that marine resources shall be maintained, enhanced, and where feasible restored. Section 30231 of the Coastal Act states, in part, that the biological productivity and quality of coastal waters shall be protected. Section 30233 of the Coastal Act states, in part, the diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects. Section 30240 of the Coastal Act states, in part, that environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas and also that development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas. Examples of existing biological resources within the City's coastal zone that require protection include intertidal zones and coastal bluff scrub habitats.

The marine and biological resources referenced in the above stated policies are unique and are often only present within the coastal zone. Thus, they are valuable resources that must be protected and the Coastal Act contains many policies with this intent. Protection of Coastal Resources should be a primary goal associated with any LUP. However, the proposed LUP Amendment does not provide policies to protect coastal resources, and the existing certified LUP is

also lacking in these policies, and is therefore inconsistent with the Chapter 3 policies of the Coastal Act.

For the reasons described above, the Commission finds that the proposed LUP amendment is inconsistent with and inadequate to carry out the policies of Chapter 3 of the Coastal Act and must be denied.

**C. Findings for Approval of Land Use Plan Amendment
RDB-MAJ-2-08 if Modified as Recommended**

The findings for denial of the Land Use Plan Amendment as submitted are herein fully incorporated.

1. Public Access and Recreation

The certified LUP contains policies to protect and enhance public access and recreation, however, as discussed in the preceding section, there are some existing deficiencies in these policies that require modifications to ensure that the public access and recreational opportunities that are present within the City of Redondo Beach are protected and available to the public as a whole. Additionally, some of the changes within the current amendment request create inconsistencies with the Coastal Act and need to be modified to ensure conformance with the Act.

Mole B is an area of filled State Tidelands that currently serves as a valuable location for public access and recreation. On-site, several canoe and outrigger clubs store and launch their watercraft into the adjacent calm waters of the harbor basin, and Moonstone Park provides a distinctive passive recreational opportunity where the public can come to experience harbor and coastal views. The amendment request proposes to split the Land Use Map into Coastal Recreation sub-areas, Mole B would be designated as Coastal Recreation Sub-Area 3b in the LUP. This designation includes specific restrictions that would limit uses within the Mole to boating related facilities, however, it includes no provision to preserve the existing open space/public park. Even with these restrictions in place, there is concern that future development plans could be proposed that would diminish the public amenities currently available on-site, at least in part due to the inclusion of the area under a broader Coastal Commercial designation. Therefore, modifications to the amendment request have been suggested (suggested modification 2) that would include a provision that would protect Moonstone Park as an existing public park and open space or require a similar amount of contiguous open space be preserved within the Mole as public open space for passive recreation enjoyment.

Public access to the recreation opportunities available on Mole A and Mole B is currently impeded by the presence of unmanned guardhouses and automatic gate arms located at the terminus of Yacht Club Way and Marina Way. The certified LUP has policies related to the provision of “public access to and along the seaward side of the piers and moles,” however it does not include any reference to the existing gates. Suggested modification 5 to the amendment request includes a requirement to remove the existing gates in association with new Harbor development.

The Coastal Act gives priority to the protection and provision of Public Access and Recreation since it allows the general public a chance to enjoy and experience the coastline. The location of the Redondo Beach Harbor and Pier areas enhance that experience as it is a location where different types of opportunities to experience the coast are found. However, adequate policies

have not been included that will protect and enhance Public Access and Recreation. Therefore, the Commission finds that only if modified to include the policies identified in the Suggested Modifications discussed above can the LUP Amendment be found to be in conformance with Sections 30210, 30211, 30212, 30213, 30220, 30221, and 30224 of the Coastal Act.

The submitted LUP amendment also contains a development cap of 400,000 square feet for new floor area development within the Harbor/Pier area. Currently there is approximately 930,000 square feet of floor area developed within the area. The IES approved by the City studied a maximum increase of 750,000 square feet of new floor area development. However the Planning Commission approved a development cap of 557,000 square feet and later the City Council further reduced this number to the proposed development cap of 400,000 square feet floor area development for the entire Harbor/Pier area. The submitted amendment additionally includes floor area ratio (FAR) restrictions and height limits. The allowed FAR for the Harbor/Pier area would be 0.35, with bonuses for the inclusion of additional public open space and/or hotels and second story office space that could then result in a maximum FAR for a development project of 0.65. Maximum allowed height limits in the area would be 3 stories (45 feet) with many sub-areas restricted to two stories (30 feet). By imposing a development cap along with FAR restrictions and height limits, the amendment as proposed by the City would require the maintenance of large areas of open space and view corridors and not allow for the over-development and massing of large structures within the Harbor/Pier area thereby preserving the visual aesthetic and recreational value of the area.

The Master EIR and subsequent IES reviewed and certified by the City also focused on the potential impacts new development would have on traffic within the Harbor/Pier area. The City's Traffic Engineer concluded that when comparing the IES to the Master EIR, "A maximum net increase of 750,000 square feet of non-residential development west of Harbor drive results in traffic impacts equal to or less than impacts attributable to non-residential development proposed by the Master EIR for the Waterfront zone. Traffic impacts under the proposed project are further reduced by the removal of residential use from the Water front zone." The submitted amendment proposes a development cap of 400,000 square feet, a density value well below the number reviewed by the City's Traffic Engineer when conducting his analysis. It is therefore reasonable to conclude that as submitted the amendment would not create significant traffic impacts that would restrict public access to the Harbor/Pier area.

The provisions of the LUP amendment relating to FAR and maximum net development levels are therefore consistent with the public access and recreation policies of the Coastal Act.

2. Coastal Dependent Development

There are several existing coastal dependent and coastal related land uses located within the Harbor/Pier area that offer recreational opportunities and amenities including a small boat hoist and boat storage yard that are not adequately protected in the LUP as certified and submitted. If removed, these facilities would only be able to function in the same capacity if replaced within the Harbor/Pier area. Suggested modification 4 has been added to the amendment request that would require the replacement of any coastal dependent or coastal related land use removed as a part of new development within the Harbor/Pier area, provided that the removed use is still necessary for the functional operation and utility of the Harbor

The Harbor area of Redondo Beach does not currently have a boat launch facility that is accessible to boat owners that trailer their watercraft to the ocean. A small boat hoist exists within the harbor

but is underutilized, likely due to the difficulties and inconveniences associated with its use. The addition of a boat launch ramp would significantly increase the recreational opportunities in the harbor for members of the public that do not lease a slip within one of the harbor marinas. Suggested modification 4 to the amendment request includes language to strongly encourage the development of a boat launch facility within the harbor as a component of future development projects.

Therefore, the Commission finds that only if modified to include the policies identified in the Suggested Modifications discussed above can the LUP Amendment be found to be in conformance with Section 30255 of the Coastal Act.

The LUP amendment also requires the elimination of any residential uses within the Harbor/Pier area, and more specifically provides where office uses are allowed and appropriate in relation to public lands. The City's zoning ordinance already includes restrictions related to non-conforming uses that prohibits the extension of the use past the useful life of the structure, and does not allow renovation that would significantly extend the structural life of any non-conforming use. Therefore with the changes proposed in the submitted LUP amendment the non-conforming residential and office uses currently existing on State Tidelands within the Harbor/Pier area will not be able to persist indefinitely. As submitted, these elements of the LUP Amendment conform with Section 30255 of the Coastal Act.

3. Tidelands and Submerged Lands

Tidelands and submerged lands are subject to the public trust which, among other things, limits their use to navigation, fishing, public access, water-oriented recreation, open space and environmental protection, incidental commercial use and other water related uses. The Coastal Act values these types of uses since they provide opportunities for the public to enjoy the coast. Therefore, uses consistent with the Tideland Grant and the Coastal Act on these tidelands and submerged lands must be protected.

Uses allowed on tidelands and submerged lands, which also must be consistent with the Coastal Act, must be protected and policies to protect them should be included in an LUP. The submitted LUP amendment request includes policies related to State Tidelands providing that, "Permitted uses shall be limited to those uses dedicated to public trust purposes consistent with state law." However, as submitted, the LUP does not provide sufficient direction to differentiate between where siting may be appropriate for hotels or motels but where limited use overnight visitor accommodations would not be permitted.

In December 2006, the California State Lands Commission (SLC) held a public hearing to consider the consistency of a timeshare component of the Woodfin Suites Hotel in San Diego's Port District with the Public Trust Doctrine. The SLC performed an extensive analysis of the history of timeshare proposals on public trust lands, the impact that a timeshare development would have on the public's rights, and the public's ability to use the shoreline. The SLC determined that the development of timeshares would be inconsistent with the Public Trust Doctrine and the trust under which the San Diego Unified Port District holds title to the public trust lands that were involved. The SLC analysis concluded that timeshares do not enhance and facilitate the public's enjoyment of public trust lands as do traditional hotels, but instead significantly restrict the ability of the general public to use the shoreline. The substantial financial investment required to purchase a timeshare severely limits the number of people who would be able to use the timeshare units. In

addition, there were concerns that trying to improve the visitor-serving function of a timeshare through conditions would be difficult and that enforcing limitations or permit conditions on projects with potentially thousands of owners could be extremely difficult and burdensome (San Diego Unified Port District Port Master Plan Amendment No. 39 (Woodfin Suites Timeshare/Hotel))

Since the public access and recreation policies of the Coastal Act, particularly Sections 30210 and 30213, are expressions of the public trust doctrine, it is important that the Commission interpret them in a manner that is most protective of the public trust. If limited use overnight visitor accommodations were permitted on State Tidelands, it would effectively redesignate the area to a lower-priority, residential-like use, with little benefit to the public. There are limited public benefits to allowing limited use overnight visitor accommodations, but there are considerable disadvantages and risks. The opportunities for public access and recreation would be far less than with a traditional hotel property, and certainly less than what is required for a designated commercial recreation site on public trust lands. Placing these limitations on access to and use of publicly-owned prime visitor-serving shorefront is not consistent with the public access and recreation policies of the Coastal Act. Therefore, the Commission finds that it is necessary to impose requirements within suggested modifications 2 and 3 that prohibit limited use overnight visitor accommodations on filled public tidelands in the Harbor.

Therefore, the Commission finds that only if modified to include the above discussed policies can the LUP Amendment be found to be in conformance with Sections 30213, 30220, and 30221 of the Coastal Act.

4. Visitor-Serving Development and Overnight Accommodations

The intent of Section 30213 is to ensure that there is a balanced mix of visitor and recreational facilities within the Coastal Zone so as to provide coastal recreation facilities to all economic sectors of the public. LCP's must include policies that protect Visitor-Serving Commercial Development and Visitor-Serving Overnight Accommodations. These policies are necessary in order to provide uses that will benefit the general public along the coastline and enhance coastal access and recreation experiences. As land becomes less available and more expensive, protection of coastal facilities that provide recreation and accommodations to the general public become invaluable. It is important to protect those uses that best serve the public in general, as opposed to members of the public that can afford certain luxuries.

The amendment request submitted by the City proposes to divide the Commercial Recreation designation on the Land Use Maps into 5 Sub-Areas with specific permitted uses and development standards including heights and floor area ratios for each of the new zones, and a development cap for the entire area. In general, the proposed changes will continue to protect and enhance the visitor-serving development located within the Harbor/Pier area.

Lower Cost Overnight Accommodations

The amendment request also includes a new policy that addresses Hotels and Limited Use Overnight Visitor Accommodations. The policy includes language designed to protect lower cost visitor accommodations and to require an in-lieu fee for the loss of any low cost visitor accommodation opportunities. The policy as submitted however does not provide specific direction as to when an in-lieu fee would be required, or assign any amount as to what an effective fee would be to construct replacement low cost overnight facilities.

The Commission has found, in past actions, that the loss of existing, low cost hotel units should, under most circumstances, be mitigated at a 1:1 ratio lost to new units provided. However, even when there has been no loss of existing low cost units in association with proposed new overnight accommodation developments, if no low cost units are proposed, the Commission has typically required mitigation to ensure a range of accommodations are made available to visitors. When high cost overnight visitor accommodations are located on the shoreline, they occupy area that would otherwise be available for lower cost visitor and recreational facilities. Thus, the expectation of the Commission is that developers of sites suitable for overnight accommodations will provide facilities which serve people with a range of incomes. If the development cannot provide for a range of affordability on-site, then off-site mitigation has been required in past commission actions (HNB-MAJ-2-06 [Huntington Beach-Timeshares]; San Diego Unified Port District Port District A-6-PSD-8-04/101[Lane Field]; A-5-RPV-2-324 [Long Point]). Suggested modification 6 to the amendment request has been added to include a provision that for high cost overnight visitor accommodations where low cost alternatives are not included onsite, a mitigation fee would be required for 25% of the high cost rooms constructed.

The amendment request as submitted includes language to protect, encourage and provide for lower cost visitor accommodations; however it does not include a mechanism to promote this future development effectively. Although the Commission prefers the actual provision of lower-cost accommodations in conjunction with projects, where necessary, the application of in-lieu fees to provide lower-cost opportunities has been approved. Recent Commission decisions for individual development projects (6-92-203-A4/KSL, A-6-ENC-07-51 and Oceanside LCPA 1-07) have required the payment of an in-lieu fee of \$30,000 paid for each required replacement room as a part of the mitigation package.

The \$30,000/room in-lieu fee amount was established based on figures provided by Hostelling International in a letter dated October 26, 2007. The figures provided are based on two models for a 100-bed, 15,000 square foot hostel facility in the Coastal Zone, and utilize experience from the existing 153-bed Hostel International San Diego Downtown Hostel. Both models include construction costs for the rehabilitation of an existing structure and factor in both "hard" and "soft" construction and start up costs, but do not include costs associated with ongoing operations. "Hard" costs include, among other things, the costs of purchasing the building and land and construction costs. "Soft" costs include closing costs, architectural and engineering contracts, construction management, permitting fees, legal fees, furniture and other equipment costs. Based on these figures, the total cost per bed ranged from \$18,300 for a leased facility to \$44,989 for a facility on purchased land. This model is not based on an actual project, and therefore the actual cost of the land/building could vary significantly, and therefore the higher cost scenario could represent an inflated estimate. In order to take this into account, the Commission finds that a cost per bed located between the two model results is most supportable and conservative. More recent conversations with representatives from the American Youth Hostel have also supported the idea that this estimate for a per room cost are applicable to the Los Angeles region as well. Therefore, consistent with recent past commission actions, an in-lieu fee requirement of \$30,000/room is included in modification 8 to the amendment request. Additionally, modification 8 includes the provision that the in-lieu fee requirement can be waived if in association with a proposed development project the required low cost overnight replacement units are created within the Coastal Zone of Redondo Beach.

Limited Use Overnight Visitor Accommodations

The amendment request also includes the addition of definitions and restrictions placed on limited use overnight visitor accommodations including fractional ownership hotels, condominium-hotels, and timeshares. Recently, the trend has been for developers constructing projects that provide overnight accommodations to seek individual investors to aid in the initial costs of construction and development. This often results in a development having a "private component" that limits the visitor-serving use of the facility. These developments include timeshares, condominium-hotel units or fractional ownership units (i.e. Limited Use Overnight Visitor Accommodations), all of which give some priority to the individual owners, and diminish the visitor-serving use of such a facility.

Hotels on sites designated for visitor serving uses are among the higher priority commercial uses encouraged and protected by the Coastal Act. Policies must be in place to protect those uses that are located on key visitor-serving sites from conversion to uses, such as limited use overnight visitor accommodations, that have a lower visitor serving value or component of affordable publicly available rooms to rent. The amendment request does include specific definitions of the various types of limited use overnight visitor accommodations and limits their inclusion in hotel development projects to some extent, as well as prohibiting the conversion of existing hotels and motels to limited use overnight visitor accommodations. In order to maximize the provision of visitor serving use within these limited use overnight visitor accommodations, as required by Section 30222 of the Coastal Act, limits and restrictions must be imposed on the number of units per hotel project for which limited use ownership rights may be created and sold. The amendment request as submitted limits the percentage of hotel rooms devoted to limited use overnight visitor accommodations to forty percent of all hotel rooms developed within an existing leasehold. This percentage is significantly higher than previous Commission decisions (Oceanside 1-07 and Huntington Beach LCPA 2-06) that have limited the amount of limited use overnight visitor accommodations within a proposed development to between ten and twenty-five percent. In order to be consistent with previous Commission decisions, and in order to provide a ratio of hotel rooms that preserves the visitor-serving use of proposed overnight accommodation developments, suggested modification 7 is recommended that would limit the amount of limited use overnight visitor accommodations allowed within an existing leasehold to no more than twenty-five percent of the hotel rooms proposed. If limited as suggested in the modification, along with the other restrictions on the amount of time the units can be owner occupied already present in the submitted amendment, the percentage of rooms available to the general public as a part of each different financing vehicle would be as follows:

Limited Use Overnight Visitor Accommodation Type (restricted to 25% of total hotel rooms)	Minimum % of hotel rooms available (to general public on daily basis)
Condominium-Hotels	94%
Fractional-Ownership Hotels	81%
Timeshare Hotel (summer)	81%
Timeshare Hotel (remainder of year)	75%

By limiting the percentage of rooms allowed to be designated as limited use overnight visitor accommodations the hotel or motel would still, as a whole, be available to the general public as a resource and would not significantly act to restrict public access. Therefore, for the reasons discussed above, the Commission finds that only if modified as suggested, can the proposed LUP amendment be found to be consistent with Sections 30210, 30213, 30220, 30221, 30222, 30223, and 30224 of the Coastal Act.

5. Coastal Hazards

Pursuant to Coastal Act Section 30253 an LUP must contain policies that require that proposed development be adequately reviewed and sited so that geologic, flood, and fire hazards are avoided and minimized. In order to prevent or mitigate the impacts upon new development from coastal hazards and more specifically sea level rise, suggested modification no. 6 has been recommended to existing LUP policies to ensure that to the greatest degree feasible given current scientific uncertainties relating to the variable projected rates of sea level rise, new projects in the City Coastal Zone area will minimize risks to life and property in areas of high geologic and flooding hazard and not create or contribute to geologic-related instability or destruction by requiring that the effects of sea level rise be quantitatively considered in geologic and other engineering technical evaluations of new development. The suggested modifications to the LUP amendment include a range of sea level rise alternatives to analyze when studying the effects these different sea level rise scenarios may have on proposed new development, and requires new development be sited accordingly to avoid potential future impacts anticipated over the lifetime of the structure.

Therefore, for the reasons outlined above, the Commission finds that only if modified as suggested, can the proposed LUP amendment be found to be consistent with Sections 30235, and 30253 of the Coastal Act.

5. Transit/Smart Growth

Section 30250 of the Coastal Act requires that new development be concentrated in existing developed areas where it can be accommodated without causing adverse effects on coastal resources. Section 30252 of the Coastal Act states that the location and concentration of development should maintain and enhance public access to the coast by facilitating the extension of transit service and minimizing the use of coastal access roads. Section 30253 indicates new development shall minimize energy consumption and vehicle miles traveled. As described in the findings for denial, Land Use Plans must contain policies to encourage provision and use of public transit. Suggested modification no. 9 has been provided to improve the vehicular circulation

system to minimize pedestrian conflicts, thereby improving public access to the Harbor/Pier area and the ocean. For example, suggested modification 9 states that transit service and pedestrian/bicycle trails shall be maintained and enhanced wherever possible.

Therefore, the Commission finds that, If modified as described in the Suggested Modifications which provide policies to encourage or require improved mass transit and other methods of transportation that do not rely on automobiles, the amended plan can be found consistent with the above described elements of Sections 30250, 30252 and 30253 of the Coastal Act.

7. Terrestrial and Marine and Biological Resources

Coastal Act Sections 30230, 30231, 30233, and 30240 require that land, marine and biological coastal resources must be protected and policies to ensure this protection should be found in an LCP. These policies are necessary in order to safeguard the resources that are unique to California's coastline. The existing LUP as certified and submitted does not contain any policies that specifically address the protection of Marine and Biological Resources. Therefore, policies need to be provided that protect these resources.

Within the Coastal Zone of Redondo Beach there are a wide range of biological resources that must be protected such as intertidal habitats and coastal bluff scrub habitats. As previously stated, the Redondo Beach LCP contains no resource protection policies. Therefore, suggested modifications 10 through 14 requires that environmentally sensitive habitat areas (ESHA's), and other important plant communities, wildlife habitats, marine refuge areas shall be appropriately preserved and protected. In addition, suggested modification 10 provides that ESHA shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas consistent with Section 30240 of the Coastal Act.

Policies that will also protect marine resources need to be provided as well. Suggested modifications 12 and 13 require that uses of coastal waters, streams, wetlands, estuaries and lakes be carried out in a manner that will restore and sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific and educational purposes consistent with Coastal Act sections 30230 and 30231. Furthermore, suggested modification 14 will require implementation of strict environmental protection practices during any necessary diking, filling or dredging of open coastal waters, wetlands, estuaries and lakes to reduce any significant disruption of habitats and water circulation consistent with the requirements of Section 30233 of the Coastal Act.

An activity within the harbor that can adversely impact habitat, more specifically avian species, is the practice of tree trimming. Thus, suggested modification 11 has been provided regarding tree trimming. This policy will ensure the protection of bird nesting habitat protected by the Migratory Bird Treaty Act and the long-term protection of breeding, roosting, and nesting habitat of bird species listed pursuant to the federal of California Endangered Species Acts, California bird species of special concern and wading birds (herons and egrets).

Protection of Coastal Resources is a primary goal of the Coastal Act. The exceptional resources that can be found along the California coastline need to be protected so that future generations may be able to experience them. These resources are a significant and valuable asset for the City of Redondo Beach, which serves as an excellent location for the general public to learn and experience the California coastline. However, no policies have been included within the LUP

amendment that will protect Coastal Resources. Therefore, the Commission finds that only if modified to include the above discussed policies can the LUP Amendment be found to be in conformance with Sections 30230, 30231, 30233, and 30240 of the Coastal Act.

D. Findings for Denial of Implementation Plan Amendment RDB-MAJ-2-08 as Submitted

Pursuant to Section 13542(c) of Title 14 of the California Code of Regulations, the standard of review for amendments to the Implementation Plan of a certified LCP is whether the Implementation Plan, as amended by the proposed amendment, will be in conformance with and adequate to carry out, the policies of the certified Land Use Plan (LUP) as amended and modified herein.

1. Tidelands and Submerged Lands

The protection of Tidelands and Submerged Lands is an important goal of the Coastal Act and, if modified as previously suggested above, this protection will also be reflected in the City's certified LUP. As discussed in the previous sections, tidelands and submerged lands are subject to a public trust that, among other things, limits their use to navigation, fishing, public access, water-oriented recreation, open space and environmental protection, and incidental commercial use, which are uses that are highly regarded in the Coastal Act. The IP amendment, as submitted, contains no policies to carry out the LUP, as modified, and does not sufficiently protect State Tidelands for the use of the general public as required by the Public Trust Doctrine and as represented in the LUP, as modified. Therefore, the Commission finds that the amendment to the Implementation Plan must be denied as submitted.

2. Visitor-Serving Development and Overnight Accommodations

The City's LUP as certified and modified, includes the same priority for visitor serving uses as the Coastal Act. The importance of the provision of lower cost visitor facilities is recognized in the City's certified LUP and requires that visitor serving facilities be available for a range of income groups, including lower cost facilities. The benefits of prioritizing the provision of visitor serving uses, and more specifically lower cost visitor serving uses, are described above in the findings for the LUP amendment. The visitor serving policies of the LUP also require that access to coastal recreational facilities be enhanced. For people who do not live near the coast, access to coastal recreational facilities often requires that overnight accommodations be available.

The LUP includes definitions and restrictions on the different types of limited use overnight visitor accommodations allowed by the LUP. The LUP, as modified, also includes restrictions as to the percentage of limited use overnight visitor accommodations allowed as a part of new development that is significantly reduced from the percentages in the submitted IP amendment.

Finally, the LUP as modified specifies an in-lieu mitigation fee amount that is required with development of high cost visitor accommodations or when existing low cost overnight accommodations are lost, however, this specificity is currently not provided or carried out in the IP amendment request. Therefore, the Commission finds that the proposed IP amendment does not conform with and is inadequate to carry out the policies of the certified Land Use Plan and therefore must be denied.

3. Biological Resources (Tree Trimming)

Section 30240 of the Coastal Act states, in part, that environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas and also that development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas. The Commission has modified the Land Use Plan to bring it into conformance with the Chapter 3 requirements of the Coastal Act concerning biological resources. As modified, the LUP requires that tree trimming and removal in the Harbor-Pier Area be carried out in a manner that protects nesting and breeding habitat for federally and State listed bird species, species protected by the Migratory Bird Treaty Act and avian species known to frequent harbor and marina areas such as herons and egrets. The IP portion of the submitted amendment fails to provide measures to carry out the LUP requirement to ensure that biological resources are protected as modified. Therefore, the Implementation Plan as submitted does not carry out the Land Use Plan and must be denied as submitted.

E. Findings for Approval of Implementation Plan Amendment RDB-MAJ-2-08 if modified as Recommended

1. Tidelands and Submerged Lands

The certified LUP contains policies related to State Tidelands describing that, "Permitted uses shall be limited to those uses dedicated to public trust purposes consistent with state law." As modified in the LUP, these policies specifically provide that limited use overnight visitor accommodations are not an allowable use on State Tidelands because they are not considered a public use and act to limit public access and enjoyment of the shoreline. The IP amendment also needs to be modified accordingly to reflect these LUP provisions, therefore, suggested modification 15 to the Implementation Plan amendment has been recommended that would prohibit the construction of any limited use overnight visitor accommodations on State Tidelands. The Commission finds this suggested modification is necessary to bring the IP amendment into consistency with the City's certified and modified LUP in relation to protection of State Tidelands.

2. Visitor-Serving Development and Overnight Accommodations

As stated, it is a goal of the City's LCP Land Use Plan to preserve coastal access, including the provision of lower cost overnight accommodations within the City's Coastal Zone. The LUP, as modified, includes specific changes regarding when in-lieu fees would be required for mitigation of any loss of existing low cost overnight visitor accommodations or the construction of new high cost overnight accommodations that would not include the construction of lower cost overnight accommodations. The LUP, as modified, also provides an amount of \$30,000 per room applicable to 25 percent of the total number of high cost overnight accommodations as a required replacement fee for any proposed development that includes only high cost overnight accommodation. These modifications are also suggested to be incorporated into the IP amendment as suggested modification 15. Additionally, it is appropriate within the IP to include a method for defining what is considered a low cost and a high cost overnight accommodation in order to determine when these in-lieu fees would be applicable.

In a constantly changing market, it can be difficult to define what price point constitutes low cost and high cost accommodations for a given area. In its previous actions, the Commission has addressed what are appropriate terms for defining low cost and high cost hotels [CDP No. 5-04-291, 5-88-062, 5-84-866, 5-81-554, 5-94-172, 5-06-328, 5 A-253-80, and A-69-76, A-6-IMB-07-131, 3-07-002, 3-07-003]. More recently Commission actions have evolved to establish a formula that can be used to determine low and high cost overnight accommodations for a specific part of the coast. The proposed formula is based on hotel accommodations (single room, up to double occupancy) in California. It has not incorporated hostels, RV parks, campgrounds or other alternative accommodations into this evaluation, as these facilities do not provide the same level of accommodation as hotels and motels. However, these facilities are inherently lower cost, and are the type of facilities that a mitigation fee for the loss of affordable over-night accommodations could go towards providing.

This method compares the average daily rate of lower cost hotels in the Redondo Beach coastal zone with the average daily rates of all types of hotels across the State. Under this formula low-cost is defined as the average room rate for all hotels within Redondo Beach that have a room rate less than the Statewide average room rate.

To determine the statewide average daily room rate, Commission staff surveyed average daily room rates for all hotels in California. Statewide average daily room rates are collected monthly by Smith Travel Research, and are available on the California Travel and Tourism Commission's website: <http://www.visitcalifornia.com>, under the heading "California Lodging Reports." Smith Travel Research data is widely used by public and private organizations. To be most meaningful, peak season (summer) rates were utilized for the formula.

To ensure that the lower cost hotels and motels surveyed meet an acceptable level of quality, including safety and cleanliness, only AAA rated properties were included in the survey. According to the AAA website, "to apply for (AAA) evaluation, properties must first meet 27 essential requirements based on member expectations – cleanliness, comfort, security and safety."

To develop the sample to represent lower cost hotels in Redondo Beach, the AAA online database for AAA rated hotels within the entire City limits was searched. One way to identify lower cost hotels would have been to survey only one diamond hotels. However, of the eight Redondo Beach hotels identified in the AAA database search, no one-diamond hotels were found, the criteria was therefore expanded to include two-diamond hotels and three-diamond hotels as well. Of the eight AAA rated hotels identified within Redondo Beach, three are two-diamond hotels, and the remaining five are three-diamond rated hotels. Of the eight AAA rated hotels identified within Redondo Beach, four are located within the Coastal Zone, and one of the hotels located in the Coastal Zone has a two-diamond rating.

Commission staff determined the average July monthly rates for these eight hotels. In most cases, rate information was obtained from the hotel website. If the hotel did not have a website, or their website was unable to give reservation information, a phone survey was performed. The rates do not include discounts for multiple night stays, or discounts for exclusive group memberships such as AAA or AARP.

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Location	Hotel Name	AAA Rating	Address	Rooms	Average July Rate
Coastal Zone	Ramada Limited	♦ ♦	433 S. PCH, 90277	40	\$75
	Sunrise King Harbor	♦ ♦ ♦	400 N Harbor Dr, 90277	111	\$139
	Crowne Plaza Redondo Beach	♦ ♦ ♦	300 N. Harbor dr, 90277	339	\$181
	Portofino Inn	♦ ♦ ♦	260 Portofino Way, 90277	163	\$277
				653	\$168
Outside Coastal Zone	Best Western Galleria Inn	♦ ♦	2740 Artesia Blvd, 90278	38	\$99
	Redondo Pier Inn	♦ ♦	206 S. PCH, 90277	37	\$99
	Palos Verdes Inn	♦ ♦ ♦	1700 S. PCH, 90277	109	\$117
	Redondo Beach Inn Best Western	♦ ♦ ♦	1850 S. PCH, 90277	109	\$108
				293	\$106
Total				946	\$137

The Statewide average daily room rate in California in 2008 for the months of July and August was \$133.00. Of the above eight hotels located in Redondo Beach, five charged less than the Statewide average. The average room rate for these five hotels was \$100.00. Thus based on the formula that calculates low-cost as the average room rate for those hotels within Redondo Beach that have a room rate less than the Statewide average room rate, low cost accommodations can be defined as those charging less than \$100.00 or approximately 25% below the Statewide average daily room rate of \$133.00. An estimate of high cost accommodations can then be defined as those hotels with daily room rates 25% higher than the Statewide average which equates to \$166.00. Rates then between \$100.00 and \$166.00 would be considered moderately priced for Redondo Beach.

The result is a formula defining lower cost as a percentage of the most recent Statewide rooms rates available. A requirement that establishes the method for the calculation of this formula is included within suggested modification 15 to the Implementation Plan. One advantage to using this formula is that it adjusts over time without having to undertake new surveys of local hotel room rates. In 2009, any hotel charging less than \$100.00 per night would be considered lower cost. In future years in Redondo Beach, taking 75% of the current Statewide average room rate for that year will yield the room rate for a low-cost accommodation, and high-cost would be determined to be 125% of the Statewide average. In the future, if conditions change such that these assumptions and/or values are clearly different, the City could request an LCP amendment to resurvey, expand the survey area or propose different methodology.

The certified LUP, as amended, and as modified, also includes policies that restrict the total amount of new limited use overnight visitor accommodations. For reasons described in the above findings, the proposed percentage of allowed limited use overnight visitor accommodations was reduced from forty percent to twenty-five percent of any new proposed development within an existing leasehold by suggested modification 6. A corresponding modification to the IP has been suggested (suggested modification 15) in order to be consistent with this change to the LUP. As modified above, the Commission finds that the IP is consistent with the City's certified and modified LUP which protects lower cost overnight accommodations and restricts the use of limited use overnight visitor accommodations in order to protect the public access policies of the LUP and the Coastal Act.

3. Biological Resources (Tree Trimming)

In order to protect biological resources, specifically related to tree trimming and nesting birds, appropriate procedures and parameters are required to be implemented, therefore, suggested modification 16 to the Implementation Plan amendment has been recommended. As modified above, the Commission finds that the IP is consistent with the City's certified and modified LUP which protects biological resources.

IV. CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City of Redondo Beach prepared a Master EIR for the Heart of the City plan that was certified on March 19, 2002. The California Environmental Quality Act (CEQA) allows subsequent projects that are within the scope of a Master EIR to undergo limited environmental review. In 2007, the City prepared an IES for the proposed land use amendments contained within the submitted LCPA and circulated it for public comment from August 30, 2007 through October 1, 2007. The IES concluded that the proposed amendments comprised a scaled down project with less intensity than the project studied in the earlier Master EIR and that the proposed land use amendments would not result in new impacts not studied in the original Master EIR. Additionally, the IES incorporated into the proposed project the mitigation measures identified in the Master EIR

Section 21080.9 of the California Public Resources Code – within the California Environmental Quality Act (CEQA) - exempts local governments from the requirement of preparing an environmental impact report (EIR) in connection with its activities and approvals necessary for the preparation and adoption of a local coastal program (LCP). The Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process. Thus, under Section 21080.5 of CEQA, the Commission is relieved of the responsibility to prepare an EIR for each LCP. Nevertheless, the Commission is required in approving an LCP submittal to find that the LCP does conform with the provisions of CEQA, including the requirement in CEQA section 21080.5(d)(2)(A) that the amended LCP will not be approved or adopted as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. 14 C.C.R. Sections 13542(a), 13540(f), and 13555(b). The City of Redondo Beach LCP amendment 2-08 consists of an amendment to both the Land Use Plan and Implementation Plan.

As outlined in this staff report, the proposed LUP amendment is inconsistent with the Chapter 3 policies of the Coastal Act and the IP amendment is inconsistent with the policies of the certified Land Use Plan. However, if modified as suggested, the LUP amendment will be consistent with the Chapter 3 policies of the Coastal Act. In addition, if modified as suggested, the IP amendment will be consistent with the policies of the Land Use Plan. If modified the LCP amendment will not result in any significant adverse impacts to the environment. Thus, the Commission finds that the LUP amendment, if modified as suggested, is consistent with the Chapter 3 policies of the Coastal Act and that the IP amendment, if modified as suggested, is in conformity with and adequate to carry out the land use policies of the certified LUP. Therefore, the Commission finds that approval of the LCP amendment as modified will not result in significant adverse environmental impacts under the meaning of CEQA. Therefore, the Commission certifies LCP amendment request RDB-MAJ-2-08 if modified as suggested herein.

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SEE 763 MAP

REDONDO BEACH

PACIFIC OCEAN

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REDONDO BEACH PIER

REDONDO COUNTY BEACH

ESPLANADE

SPRINGING

CATALINA

PACIFIC

COAST HWY

REDONDO BEACH

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HERNOSA BEACH PIER

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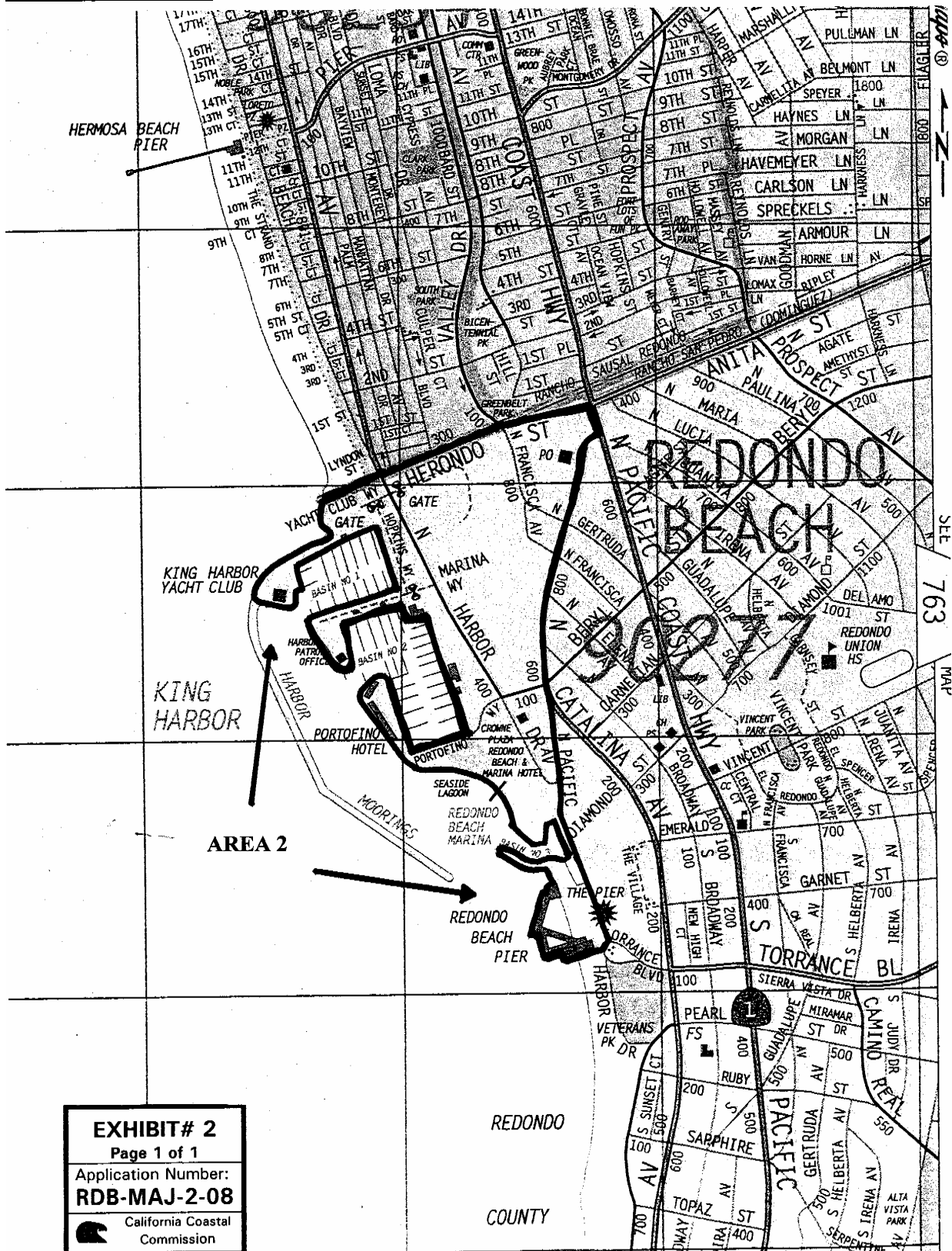
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Redondo Beach LCPA 2-08
Harbor, Pier and Power Plant Areas
Page 48



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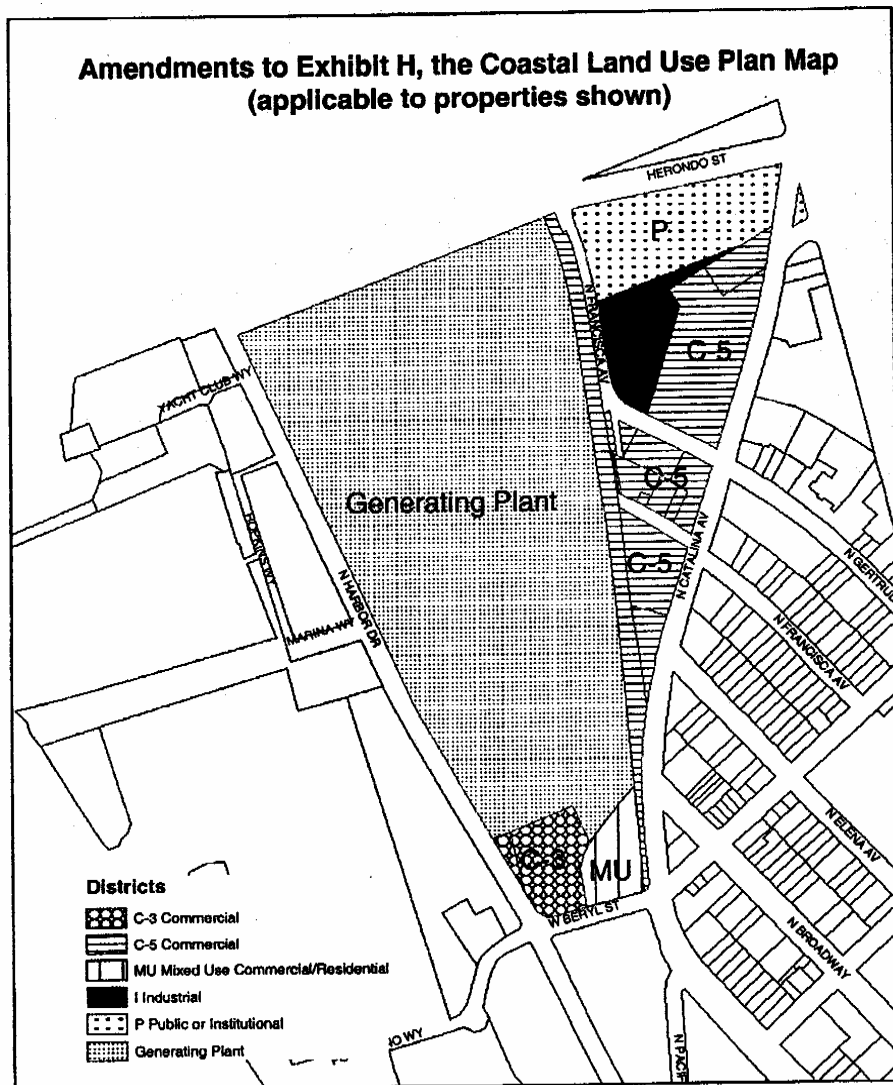
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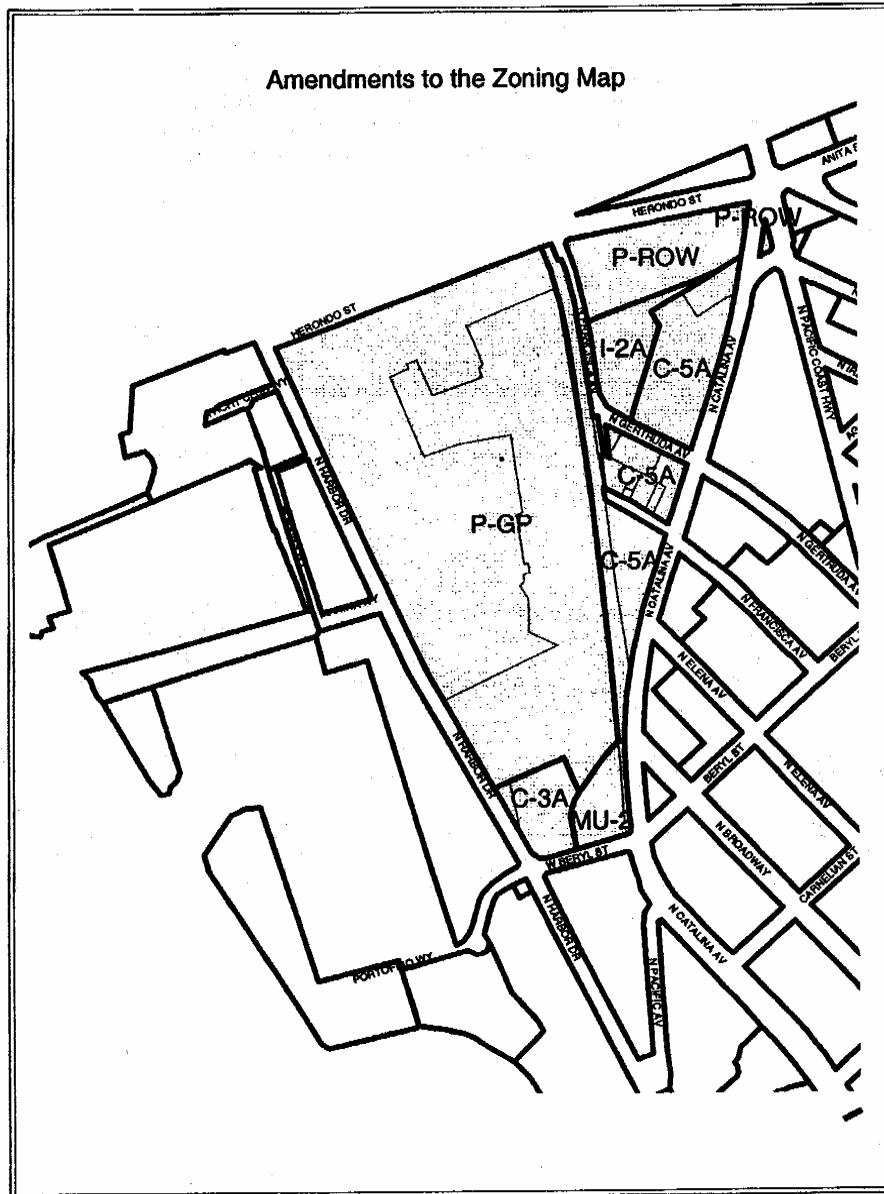
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RESOLUTION NO. CC-0508-83
AMENDING LUP FOR N. CATALINA/
BERYL/N. HARBOR/HERONDO
PAGE NO. 6

EXHIBIT# 3
Page 2 of 2
Application Number:
RDB-MAJ-2-08
California Coastal
Commission

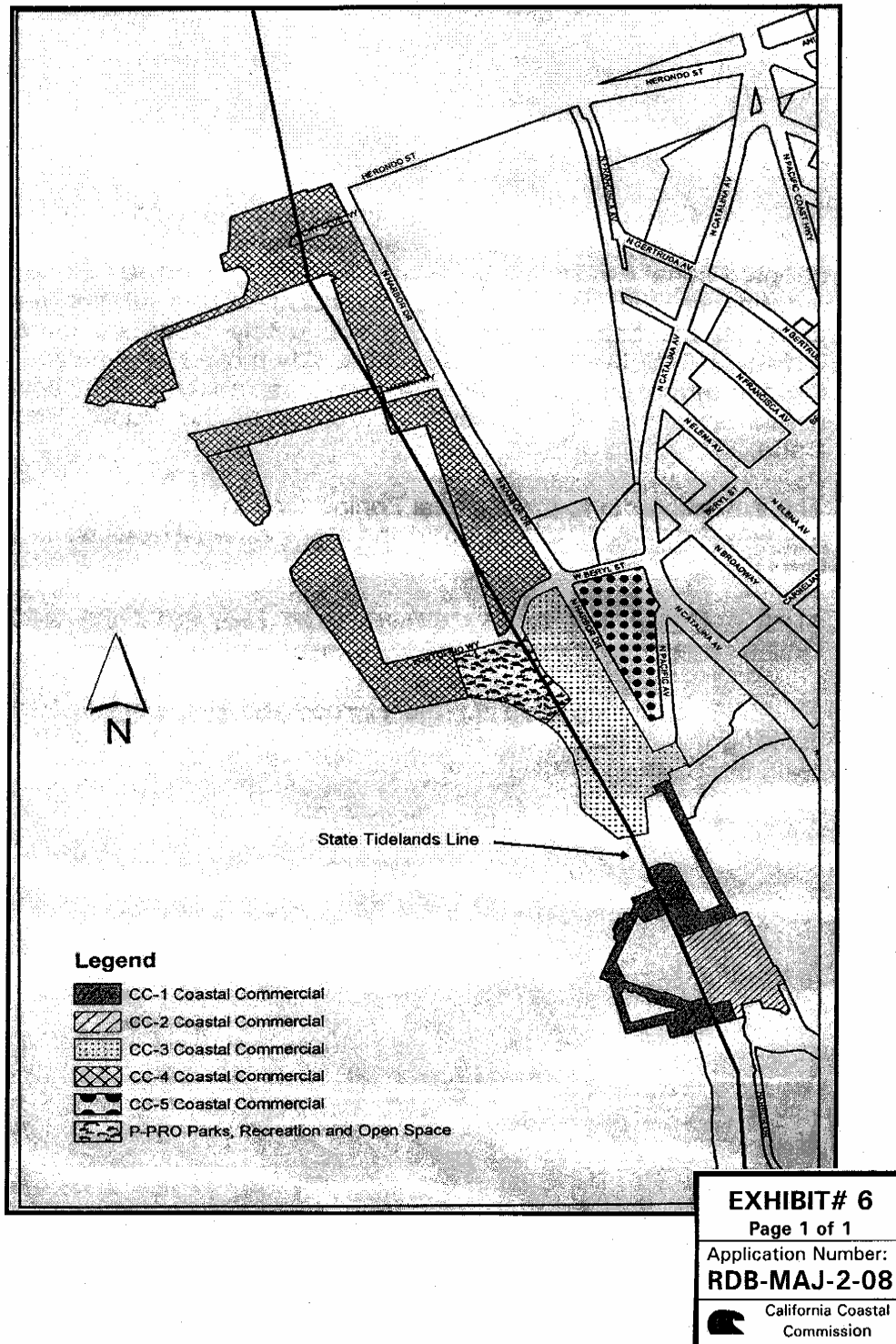


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N. CATALINA/BERYL/
N. HARBOR/HERONDO
PAGE NO. 2

EXHIBIT # 4
Page 2 of 2
Application Number:
RDB-MAJ-2-08
California Coastal
Commission

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Planning Department

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

tel 310 372-1171
tel 310 318-0637
fax 310 372-8021

May 19, 2008

Gabriel Buhr
Coastal Program Analyst
California Coastal Commission
200 Oceangate
Long Beach, CA. 90802-4302

RDB-MAJ-2-08
RECEIVED
South Coast Region
MAY 19 2008
CALIFORNIA
COASTAL COMMISSION

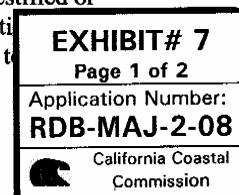
Re: Submittal of amendments to the Local Coastal Program

Dear Mr. Buhr:

The Redondo Beach City Council has adopted amendments to the Coastal Zoning Ordinance and Coastal Land Use Plan for the entirety of the remaining uncertified area (Area 2) of the Redondo Beach Coastal zone, including the power generating plant area west of Catalina Avenue and the Harbor and Pier area. The City Council also requests eliminating the geographic segmentation of the Coastal Zone in conjunction with these amendments. Enclosed please find the following items with the number of copies as requested by you in our phone conversation on May 12, 2008:

Harbor and Pier amendments to the LCP

- Resolution No. CC-0805-48 certifying that the LCP as amended is intended to be carried out in a manner fully in conformity with the Coastal Act, providing that the amendments will take effect automatically upon Coastal Commission approval, and requesting eliminating geographic segmentation of the Coastal Zone (2 copies);
- Resolution No. CC-0805-46 amending the LUP (2 copies);
- Resolution No. CC-0804-38 adopting findings pursuant to CEQA (2 copies);
- Resolution No. CC-0805-47 amending the General Plan and Harbor/Civic Center Specific Plan (2 copies);
- Ordinance No. 3013-08 amending the Coastal Zoning Ordinance and Zoning Map (2 copies);
- Ordinance No. 3014-08 amending the Zoning Ordinance (2 copies);
- Staff report to City Council, April 8, 2008, April 22, 2008, and May 6, 2008 and backup materials (2 copies);
- Minutes from public hearings before the City Council (2 copies);
- All the above documents on cd rom (3 sets);
- Certified Master EIR (2 sets on cd rom);
- 1 set of mailing labels for individuals who were provided notice or who testified or provided written correspondence for the public hearings. 1 copy of the notice in the local newspaper, posted every 200 feet in the project area, and mailed to owners in the area identified in the noticing map.

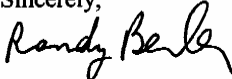


Power generating plant area amendments to the LCP

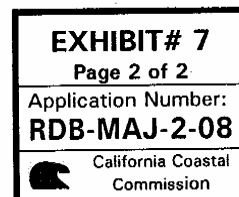
- Resolution No. CC-0508-84 certifying that the LCP as amended is intended to be carried out in a manner fully in conformity with the Coastal Act and providing that the amendments will take effect automatically upon Coastal Commission approval (2 copies);
- Resolution No. CC-0508-83 amending the LUP (2 copies);
- Resolution No. CC-0507-78 adopting a Negative Declaration pursuant to CEQA (2 copies);
- Resolution No. CC-0508-85 amending the General Plan and Harbor/Civic Center Specific Plan (2 copies);
- Ordinance No. 2971-05 amending the Coastal Zoning Ordinance (2 copies);
- Ordinance No. 2972-05 amending the Zoning Map (2 copies);
- Staff report to City Council, July 19, 2005 and backup materials (2 copies);
- Minutes from public hearings before the City Council (2 copies);
- All the above documents on cd rom (3 sets);
- 1 set of mailing labels for individuals who were provided notice or who testified or provided written correspondence for the public hearings. 1 copy of the notice published in the local newspaper, posted every 200 feet in the project area, and mailed to property owners in the area identified in the noticing map.

If you have any questions regarding this application, please contact me at 310.318.0637.

Sincerely,



Randy Berler
Planning Director



RESOLUTION NO. CC-0805-48 CC

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. 3013-08 AND RESOLUTION NO. CC-0805-46, RELATING TO THE HARBOR AND PIER AREA, 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. 3013-08 and Resolution No. CC-0805-46 on May 6, 2008 amending the City's Local Coastal Program (LCP) relating to the land use designations and land use and development standards applicable to properties in the Harbor and Pier area in Area 2 of the Coastal Zone;

WHEREAS, the amendments to the LCP contained in Ordinance No. 3013-08 and Resolution No. CC-0805-46 were considered at a public hearing held before the City Council on April 8, 2008 and continued on April 22, 2008;

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.

WHEREAS, on April 8, 2003, the Coastal Commission approved a geographic segmentation of the Coastal Zone and certified the Local Implementation Plan (LIP) applicable to Area One of the Coastal Zone (the area outside the former "Heart of the City" area) while the subject area is part of the uncertified Area 2 of the Coastal Zone.

WHEREAS, on August 2, 2005 the City Council adopted amendments to the LCP for the remaining portion of Area 2 of the Coastal Zone west of Catalina Avenue and north of Beryl Street which will be submitted to the Coastal Commission at the same time as the amendments to the LCP submitted for the Harbor and Pier area as provided in Ordinance No. 3013-08 and Resolution No. CC-0805-46.

WHEREAS, in conjunction with the submittal to the Coastal Commission of the amendments to the LCP for the entire remaining uncertified Area 2 of the Coastal Zone, the City Council requests eliminating the geographic segmentation of the Coastal Zone so that the entire Coastal Zone is included in Area 1 of the Coastal Zone in order that the standards of the certified Coastal Zoning Ordinance apply to the entire Coastal Zone.

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 LCP as amended by Ordinance No. 3013-08 and Resolution No. CC-0805-46 is intended to be carried out in a manner that is fully in conformity with the Coastal Act, and the submittal of the LCP amendments to the Coastal Commission is consistent with Section 30510 of the Public Resources Code of the State of California.

SECTION 2. That the City Council hereby finds that the LCP as amended by Ordinance No. 3013-08 and Resolution No. CC-0805-46 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. That the City Council hereby submits its proposed amendments to the LCP (3013-08 and Resolution No. CC-0805-46) 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 Council hereby submits its proposed amendments to the LCP at the same time as amendments to the LCP for the remaining portion of Area 2 of the Coastal Zone west of Catalina Avenue and north of Beryl Street.

SECTION 5. In conjunction with the submittal of amendments to the LCP for the entire uncertified Area 2 of the Coastal Zone, the City Council hereby requests an amendment to the geographic segmentation of the Coastal Zone so that Area 2 is eliminated and the entire Coastal Zone is included in Area 1 of the Coastal Zone in order that the standards of the certified Coastal Zoning Ordinance apply to the entire Coastal Zone.

SECTION 6. 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 6th day of May, 2008.


Mike Gin, Mayor

ATTEST:

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

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. CC-0805-48 CC 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 6th day of May, 2008, by the following roll call vote:

AYES: ASPEL, CAGLE, AUST, DIELS, KILROY

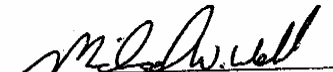
NOES: NONE

ABSENT: NONE

ABSTAIN: NONE


Eleanor Manzano, City Clerk

APPROVED AS TO FORM:


Michael W. Webb, City Attorney

RESOLUTION NO. CC-0805-46 CC

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
REDONDO BEACH, CALIFORNIA, AMENDING THE COASTAL
LAND USE PLAN FOR THE HARBOR AND PIER AREA**

WHEREAS, the City Council held a public hearing on April 8, 2008 and continued on April 22, 2008 to consider the proposed amendments to the Coastal Land Use Plan (LUP) in conjunction with amendments to the Coastal Zoning Ordinance, General Plan and Harbor/Civic Center Specific Plan;

WHEREAS, notice of the time and place of the public hearing was given pursuant to state law and local ordinances by publication in the Easy Reader-Redondo Beach Hometown News, by posting the subject properties, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject properties; and additional notice was provided by mailing notices to master lessees in the Harbor and Pier area and to other people who requested notice, and by notice on the City web site;

WHEREAS, since the repeal of the Heart of the City Specific Plan in 2002, the affected properties have had inconsistent designations under the existing Zoning Ordinance, General Plan, certified Coastal Land Use Plan, and Harbor/Civic Center Specific Plan that must be resolved in order for development applications to proceed;

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

SECTION 1. FINDINGS:

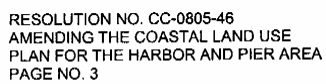
- A. The amendments to the Coastal Land Use Plan (LUP) are consistent with concurrent amendments to the Coastal Zoning Ordinance, General Plan and Harbor/Civic Center Specific Plan.
- B. The City Council considered the information contained in the initial study for the proposed zoning amendments, and the City Council adopted Initial Environmental Study No. 2007-03-IES-003, finding and determining that all potentially significant effects of the land use amendments had been analyzed adequately in an earlier certified Master EIR for the former Heart of the City project.
- C. The City Council finds that the proposed amendments will have no impact on Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.
- D. These amendments to the LUP and the amendments to the LUP contained in Resolution No. CC-0508-83 related to the AES Generating Plant site and surrounding area adopted by the City Council on August 2, 2005 will be submitted at the same time to the Coastal Commission for certification. The text amendments contained in this resolution incorporate the amendments approved in Resolution No. CC-0508-83.

- E. The proposed Local Coastal Program is intended to be carried out in a manner that is fully in conformity with the Coastal Act.
- F. The proposed amendments to the LUP meet the requirements of and are in conformity with the policies of Chapter 3 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.
- G. The maximum cumulative development for the Commercial Recreation district was determined by the City Council to be a reasonable level of development that will balance the objectives for revitalization of the Harbor and Pier area and enhancing public access, public space, and other public amenities while taking into account traffic and other impacts.

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

SECTION 2. The City Council hereby repeals Resolution No. CC-0203-21 which amended the Coastal Land Use Plan in conjunction with adoption of the Heart of the City Specific Plan which was subsequently repealed and which was never submitted to the Coastal Commission for certification.

SECTION 3. The City Council hereby amends Exhibit H of the Coastal Land Use Plan Map as shown in the following map applicable to the properties west of Harbor Drive, International Boardwalk, the Pier, Pier Plaza, and the Crowne Plaza site.



SECTION 4. That the City Council hereby amends Subsection C of Section VI ("Locating and Planning New Development") of the Coastal Land Use Plan to read as follows:

"C. Proposed Land Use Classifications

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

The Coastal Commission certified the implementation section of the City of Redondo Beach LCP in 2003 for Area 1 of the Coastal Zone (including the entire Coastal Zone except for the AES Generating Plant site, the Harbor/Pier area, and the North Catalina Avenue corridor between Beryl Street and North Pacific Coast Highway which comprise Area 2 of the Coastal Zone). Development of the implementation section for Area 2 of the Coastal Zone is expected to be completed by 2008.

Residential

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

1. Single Family: The primary use in this district (R-1) is residential at a ratio of one detached dwelling unit per lot, not to exceed 8.8 dwelling units per net acre. Building height will be limited to two stories (30 feet).
2. Low Density Multiple-Family: The primary use in this district (R-2 and R-3) is multiple-family residential with a maximum density of 14.6 dwelling units per net acre in the R-2 district and a maximum density of 17.5 dwelling units per net acre in the R-3 district. No more than one dwelling unit is permitted on lots less than 6,000 square feet in the R-2 district and on lots less than 5,000 square feet in the R-3 district. Building height will be limited to two stories (30 feet).
3. Medium Density Multiple-Family: The primary use in this district (RMD) is multiple family residential with a maximum density of 23.3 dwelling units per net acre. No more than one dwelling unit is permitted on lots less than 5,000 square feet in this district. The maximum building height will be limited to two stories (30 feet).
4. High Density Multiple-Family: The primary use in this district (RH) is multiple family residential with a maximum density of 28 units per net acre. The maximum height is limited to 30 feet (2 stories) along the west side of Pacific Coast Highway between Ruby Street and Topaz Street and 35 feet (3 stories) along the west side of Pacific Coast Highway between Vincent Street and Garnet Street, except that heights up to 45 feet may be granted between Emerald Street and Garnet Street in conjunction with the granting of a density bonus for the purpose of providing low- and moderate-income housing.

Commercial

The C-2, C-3, C-4, and C-5 commercial districts allow for the development of a wide range of retail and service commercial uses, eating and drinking establishments, food sales, drug stores, overnight accommodations, household supply and furnishings, art and cultural facilities, professional offices, repair services, and similar uses serving both the local community and visitors to the Coastal Zone.

In addition to the above commercial uses, the C-5 district shall permit parks and open space. In this district, light industrial uses, automobile and marine-related repair, boat storage, and wholesale uses may be permitted subject to standards in the zoning ordinance to prevent adverse visual impacts along the street frontage.

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

1. C-2 Commercial: The maximum floor area ratio is 0.5 and the maximum building height is two stories (30 feet).
2. C-3 Commercial: The maximum floor area ratio is 0.7 and the maximum building height is two stories (30 feet).
3. C-4 Commercial: The maximum floor area ratio is 1.0 and the maximum building height is three stories (45 feet).
4. C-5 Commercial: The maximum floor area ratio is 0.7 and the maximum building height is two stories (30 feet) except as follows: the maximum floor area ratio for portions of a site devoted to storage or self storage facilities shall be 1.5, and the maximum floor area ratio for portions of a site devoted to other light industrial uses shall be 1.0. West of Catalina Avenue between Francisca Avenue and Beryl Street, buildings up to 4 stories and 65 feet may be permitted subject to Planning Commission Design Review where it is determined that the drop in grade and/or distance from the street adequately mitigates impacts on the character of the frontage along Catalina Avenue.

Mixed Use Commercial/Residential

The Mixed Use Commercial/Residential (MU) district encourages the development of pedestrian-active commercial areas and is intended to accommodate a mix of retail and service commercial uses, restaurants, art and cultural facilities, professional offices, and similar uses which serve community residents and visitors to the coastal zone. The district also permits mixed use developments integrating residential uses on the second floor or higher of structures developed with commercial uses on the lower levels. In addition, community services or non-profit service uses (including religious worship, assembly, and group kitchen/cafe/tertia facilities) may be permitted on the Salvation Army site.

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

Industrial

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

Parks and open space shall be permitted uses in the industrial district.

Generating Plant

The AES Redondo Generating Plant is located in this district. The district permits continued operation of the Generating Plant and related facilities and structures with additions or changes subject to a Conditional Use Permit to the extent legally permissible. Parks and open space shall be permitted uses in this district.

Public or Institutional

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

1. Public beach: The beach and coastal bluffs south of Torrance Boulevard west of Esplanade shall be maintained and preserved for public open space and public recreational use.
2. Parks and open space: Parks and open space include Veteran's Park (at the southwest corner of Torrance Boulevard and South Catalina Avenue) and Czuleger Park (within the "Village" west of the intersection of North Catalina Avenue and Carnelian Street), and Seaside Lagoon (near the waterfront south of Portofino Way). The primary permitted use is parks, open space, and recreational facilities, and accessory uses such as rest rooms, storage sheds, concession stands, recreational rentals, etc. Public buildings, community centers, public safety facilities, parking lots, public utility facilities, and similar uses may be considered subject to a Conditional Use Permit. The maximum floor area ratio of all buildings on a site is 0.25 and the maximum height is two stories, 30 feet.
3. Community facilities, governmental facilities, and public safety facilities: These include the Civic Center (City Hall, Public Library, and Police Station) at Diamond Street and Pacific Coast Highway, the fire station at S. Broadway and Pearl Street, and the Recreation and Community Services Center at Knob Hill and Pacific Coast Highway. Permitted uses include parks and open space, and uses which may be considered subject to a Conditional Use Permit include cultural uses (libraries, museums, etc.), institutional uses (governmental, police, fire, etc.), community centers, public athletic clubs, performance art facilities, educational facilities, child day care centers, schools, parking lots, and similar public uses. For the Civic Center, the maximum floor area ratio of all buildings on the site is 1.25 and the maximum height is three stories, 45 feet. The floor area ratio and height of buildings at other community facility/governmental facility/public safety facility sites will be determined as part of the required public hearing process for any proposed new building.

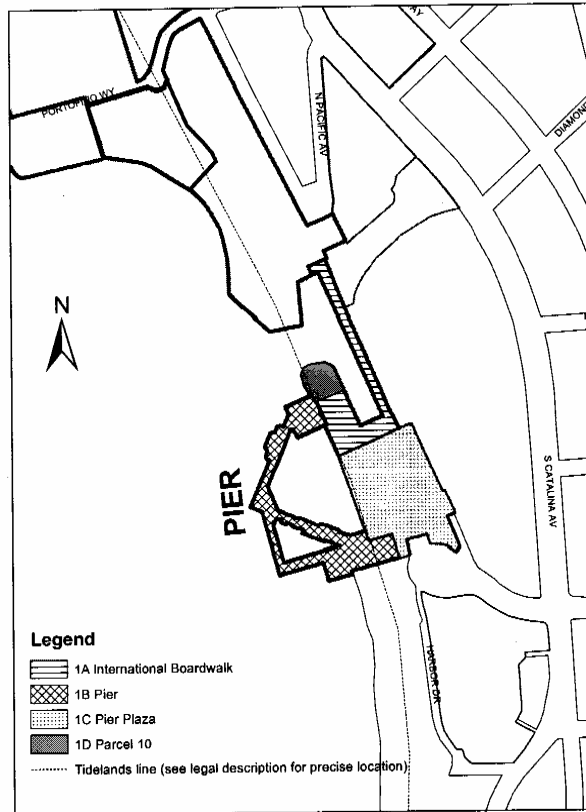
4. Riviera Village Public Parking: The triangular public parking site in Riviera Village is bounded by Via del Prado, Avenida del Norte, and South Elena Avenue. Expanded parking facilities may be considered on this site subject to a Conditional Use Permit, provided that additional parking is located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

5. Public Utility Transmission Corridor: The public utility transmission corridor abuts the south side of Herondo Street between N. Francisca Avenue and N. Pacific Coast Highway. Public utility facilities, parking lots, nurseries, and agricultural uses may be considered subject to a Conditional Use Permit. Parks, open space, and passive type recreational uses are permitted in this area. It is understood that land uses and structures are also subject to approval of the in-fee owner (Southern California Edison Company) in accordance with their standards, policies and procedures for use of the transmission corridor.

Commercial Recreation

The Commercial Recreation land use district allows for a wide range of public and commercial recreational facilities, providing regional-serving recreational facilities for all income groups. This district is divided into sub-areas with the following general land use and development requirements. The implementing ordinance will establish which uses are permitted and which uses are subject to a Conditional Use Permit. The implementing ordinance may permit other uses not included in the general use categories listed below.

Commercial Recreation Sub-area 1



Primary Land Uses

- Local Serving and Visitor-Serving Retail Uses
- Restaurants and Other Food and Beverage Uses
- Hotels including Limited Use Overnight Visitor Accommodations (Sub-area 1C only)
- Entertainment Clubs
- Public Open Space/Recreational Uses

Additional Land Uses

- Marina-Related and Boating Facilities
- Amusement and Arcade Facilities

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- Commercial Office Uses (Sub-area 1C only)
- Offices for the management and operation of on-site facilities (on the second floor of structures) [Sub-area 1B]
- Structured and Surface Parking (Sub-area 1C only)

Tidelands (lands west of the mean high tide line). Permitted uses shall be limited to those uses dedicated to public trust purposes consistent with state law. Office uses shall not be permitted except for the management and operation of on-site facilities.

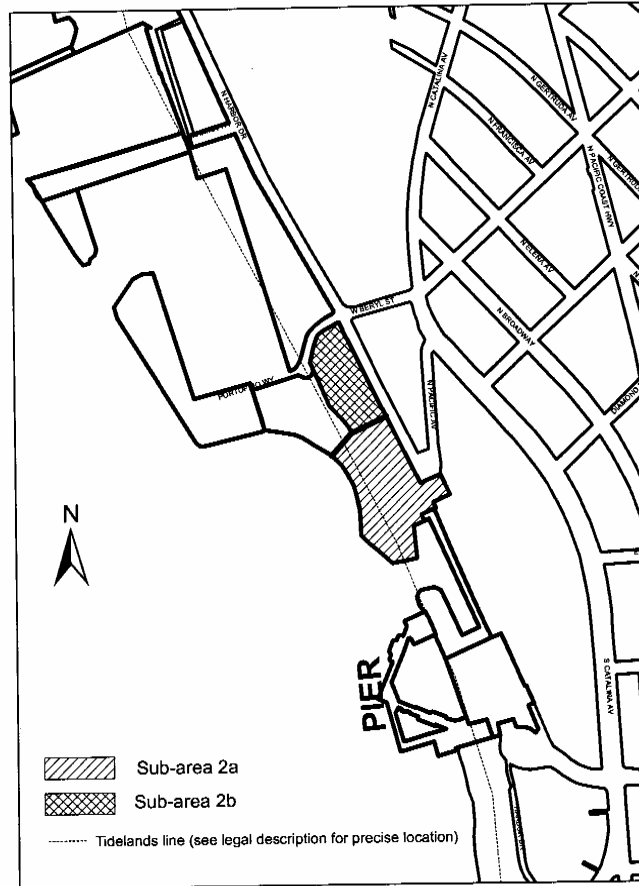
Maximum Building Density

- (Sub-area 1B, Municipal Pier); Equivalent to the total amount of leasable space provided for under the terms of the Pier Reconstruction Plan, as approved by the City of Redondo Beach City Council on September 3, 1991. Additional ancillary public facilities necessary for the continuing operation and maintenance of the pier facility may be allowed, as approved by the City of Redondo Beach City Council.
- (Sub-areas 1A and 1D, International Boardwalk); The International Boardwalk is limited by consistency with the height standards and other development standards in the implementing ordinance.
- (Sub-area 1C, Pier Plaza: The floor area ratio (FAR) of all buildings on the top deck shall not exceed 0.35, except that FAR bonuses may be permitted as allowed in the Zoning Ordinance for inclusion of hotels and/or offices above the ground floor and/or for provision of substantial and high quality public amenities, public spaces, and public improvements. Maximum FAR with bonuses shall not exceed 0.65. The future intensity of new development which may be allowed to occur within the area will be determined on a case-by-case review basis, through the established public review process, as individual proposals are received.
- Cumulative development for Commercial Recreation district sub-areas 1-4 shall not exceed a net increase of 400,000 square feet of floor area based on existing land use on April 22, 2008.

Maximum Building Height

- Two Stories, 30 Feet, except two stories, 40 feet for Zone 1 D (measured above the pier deck, or sidewalk grade of International Boardwalk, or sidewalk grade of Pier Plaza, as applicable).

Commercial Recreation Sub-area 2



Primary Land Uses

- Local Serving and Visitor-Serving Retail Uses
- Restaurants and Other Food and Beverage Uses
- Hotels including Limited Use Overnight Visitor Accommodations
- Multi-Purpose Private Recreational Uses
- Marina and Marina-Related Facilities
- Entertainment Clubs
- Yachting and Boating Clubs

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- Public Open Space/Recreational Uses

Additional Land Uses

- Structured and Surface Parking Facilities
- Commercial Office Land Uses (offices shall be located above the ground floor, except that marine-related offices, visitor serving offices, and offices for management and operation of on-site facilities may be permitted on the ground floor)

Tidelands (lands west of the mean high tide line). Permitted uses shall be limited to those uses dedicated to public trust purposes consistent with state law. Office uses shall not be permitted except for the management and operation of on-site facilities.

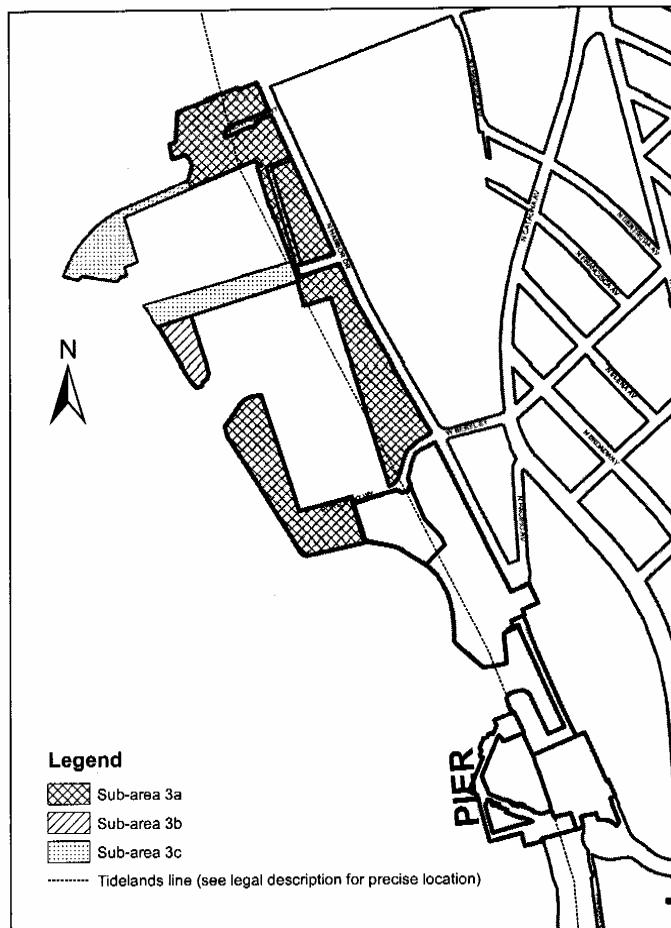
Maximum Building Density

- The floor area ratio (FAR) of all buildings in sub-area 2 shall not exceed 0.35, except that FAR bonuses may be permitted as allowed in the Zoning Ordinance for inclusion of hotels and/or offices above the ground floor and/or for provision of substantial and high quality public amenities, public spaces, and public improvements. Maximum FAR with bonuses shall not exceed 0.65. The future intensity of new development which may be allowed to occur within the area will be determined on a case-by-case review basis, through the established public review process, as individual proposals are received.
- Cumulative development for Commercial Recreation district sub-areas 1-4 shall not exceed a net increase of 400,000 square feet of floor area based on existing land use on April 22, 2008.

Maximum Building Height (measured from existing sidewalk grade at Harbor Drive at the point nearest to the building or structure)

- Sub-area 2a: Height is limited to a maximum of two stories, 37 feet and no more than 50% of the cumulative building footprint area shall exceed one story and 24 feet.
- Sub-area 2b: Height is limited to a maximum of three stories, 45 feet.

Commercial Recreation Sub-Area 3



Primary Land Uses (sub-areas 3a and 3c)

- Local Serving and Visitor-Serving Retail Uses
- Restaurants and Other Food and Beverage Uses
- Hotels including Limited Use Overnight Visitor Accommodations
- Marina and Marina-Related Facilities
- Yacht or Boating Clubs

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- Public Open Space/Recreational Uses

Additional Land Uses (sub-areas 3a and 3c)

- Entertainment Clubs
- Commercial Office Land Uses (Sub-area 3a, except in the Tidelands) (offices shall be located above the ground floor, except that marina-related offices, visitor serving offices, and offices for management and operation of on-site facilities may be permitted on the ground floor)
- Parking Facilities

Primary Land Uses, sub-area 3b (Mole B)

- Boating facilities, such as boating clubs, boating instruction, boat storage, Harbor Patrol, and similar support facilities
- Public Open Space/Recreational Uses

Additional Land Uses, sub-area 3b (Mole B)

- Other public uses supporting the primary permitted uses

Tidelands (lands west of the mean high tide line). Permitted uses shall be limited to those uses dedicated to public trust purposes consistent with state law. Office uses shall not be permitted except for the management and operation of on-site facilities.

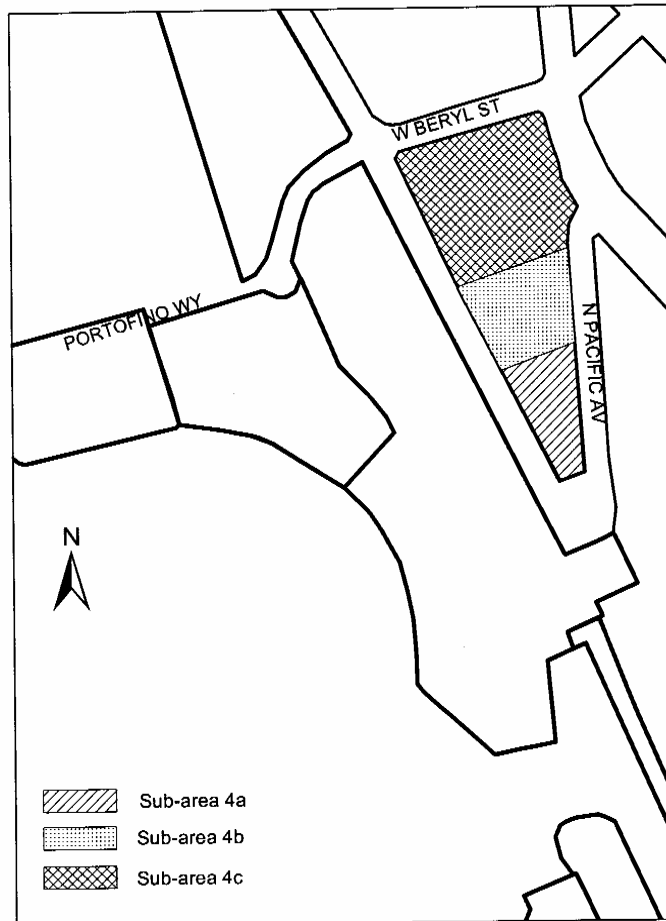
Maximum Building Density

- The floor area ratio (FAR) on master leasehold areas, or on sites that are not master leasehold areas, or on combined development sites in sub-areas 3a and 3c shall not exceed 0.35, except that FAR bonuses may be permitted as allowed in the Zoning Ordinance for inclusion of hotels and/or offices above the ground floor and/or for provision of substantial and high quality public amenities, public spaces, and public improvements. Maximum FAR with bonuses shall not exceed 0.65. The future intensity of new development which may be allowed to occur within the area will be determined on a case-by-case review basis, through the established public review process, as individual proposals are received. Notwithstanding the above, FAR shall not exceed 0.25 in sub-area 3c.
- The floor area ratio (F.A.R.) shall not exceed 0.25 in subarea 3b (Mole B).
- Cumulative development for Commercial Recreation district sub-areas 1-4 shall not exceed a net increase of 400,000 square feet of floor area based on existing land use on April 22, 2008.

Maximum Building Height (measured from existing sidewalk grade at Harbor Drive at the point nearest to the building or structure)

- Three Stories, 45 Feet (Sub-area 3a)
- Two Stories, 30 feet (Sub-areas 3b and 3c)

Commercial Recreation Sub-area 4



Primary Land Uses

- Hotels
- Local Serving and Visitor-Serving Retail Uses
- Restaurants and Other Food and Beverage Uses
- Personal Services Commercial Uses (including Health/Athletic Clubs)

Additional Land Uses

- Entertainment Clubs
- Commercial Office Land Uses
- Marina-Related Facilities
- Parking Facilities

Maximum Building Density

- The floor area ratio (F.A.R.) of all buildings on the site shall not exceed 2.25.
- Cumulative development for Commercial Recreation district sub-areas 1-4 shall not exceed a net increase of 400,000 square feet of floor area based on existing land use on April 22, 2008.

Maximum Building Height (measured from existing sidewalk grade at Harbor Drive at the point nearest to the building or structure)

- One story, fifteen (15) feet (Sub-area 4a)
- Three (3) stories, forty (40) feet (Sub-area 4b)
- Five (5) Stories, Sixty (60) feet (Sub-area 4c)"

SECTION 5. That the City Council hereby amends Policy 2 of Subsection D of Section VI ("Land Use Policies") of the Coastal Land Use Plan to read as follows:

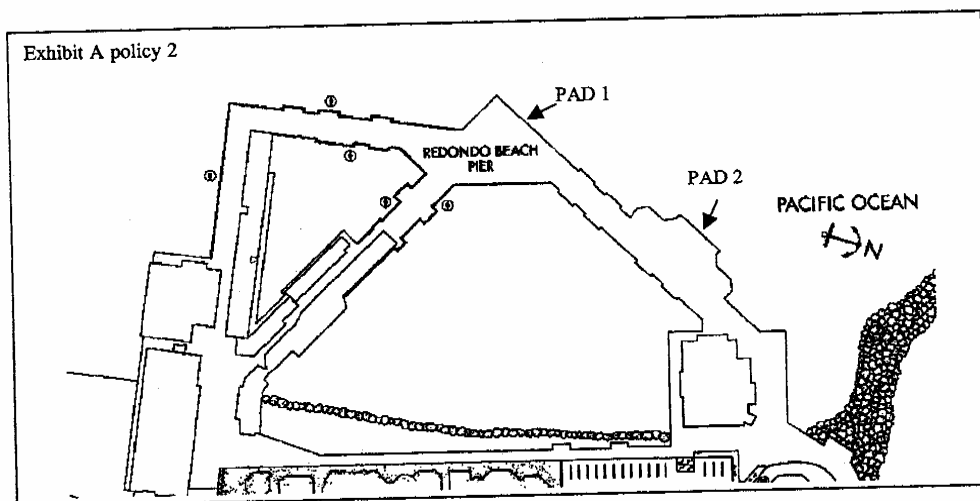
"2. New development, additions or major rehabilitation projects within the Harbor-Pier area shall be sited and designed to:

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

Public Esplanade. A minimum twelve (12) foot wide paved public esplanade adjacent to the water's edge shall be provided in conjunction with new development or major reconstruction projects, completing the California Coastal Trail through Redondo Beach. On sites where new development or major reconstruction is not proposed, and where the location of existing buildings makes it infeasible to provide such esplanade adjacent to the water's edge, alternatives for the continuation of the Public Esplanade as a partial or full cantilever

over the water with a minimum 10-foot width may be considered through the City's discretionary review process. Any portions of the public esplanade over the water shall be designed to minimize impacts on other marina uses.

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



SECTION 6. That the City Council hereby adds Policy 15 to Subsection D of Section VI ("Land Use Policies") of the Coastal Land Use Plan to read as follows:

" 15. Limited Use Overnight Visitor Accommodations including Condominium-hotels, fractional ownership hotels and timeshares.

a) Definitions.

"Condominium-Hotel" means a facility providing overnight visitor accommodations where ownership of at least some of the individual guestrooms (units) within the larger building or complex is in the form of separate condominium ownership interests, as defined in California Civil Code section 1351(f). The primary function of the Condominium-Hotel is to provide overnight transient visitor accommodations within every unit that is available to the general public on a daily basis year-round, while providing both general public availability and limited owner occupancy of those units that are in the form of separate condominium ownership interests.

"Fractional Ownership Hotel" means a facility providing overnight visitor accommodations where at least some of the guestrooms (units) within the facility are owned separately by multiple owners on a fractional time basis. A fractional time basis means that an owner receives exclusive right to use of the individual unit for an interval of not less than two (2) months and not more than three (3) months per year and each unit available for fractional ownership will have multiple owners.

"Hotel Owner/Operator" means the entity that owns and operates a hotel. If the hotel operator is separate from the hotel owner both are jointly and severally responsible for ensuring compliance with the requirements described in this LCP and/or recorded against the property, as well as jointly and severally liable for violations of said requirements and restrictions.

"Limited Use Overnight Visitor Accommodations" means any hotel, motel, or other similar facility that provides overnight visitor accommodations wherein a purchaser receives the right in perpetuity, for life, or a term of years, to the recurrent, exclusive use or occupancy of a lot, parcel, unit, room(s), or segment of the facility, annually or on some other seasonal or periodic basis, for a period of time that has been or will be allotted from the use or occupancy periods into which the facility has been divided and shall include, but not be limited to Timeshare, Condominium-Hotel, Fractional Ownership Hotel, or uses of a similar nature.

"Timeshare" means any facility wherein a purchaser receives ownership rights in or the right to use accommodations for intervals not exceeding two (2) weeks per interval during any given year, on a recurring basis for more than one year, but not necessarily for consecutive years.

- b) Any hotel rooms for which a certificate of occupancy has been issued at the effective date of adoption of this Section shall not be permitted to be converted to a Limited Use Overnight Visitor Accommodation.
- c) Limited Use Overnight Visitor Accommodations within the Commercial Recreation district shall be limited to no more than 40% of total new guestrooms

(units) developed within a leasehold after the effective date of adoption of this Section. All other guestrooms (units) shall be available to the general public on a daily, year-round basis.

d) Fractional Ownership Hotels:

- a. A minimum of 25% of the total number of guestrooms (units) within the Fractional Ownership Hotel facility shall be available to the general public as traditional use hotel rooms year-round. A maximum of 75% of the total number of units within the facility may be owned by separate individual entities on a fractional time basis. Fractional interests sold shall not exceed three month ($\frac{1}{4}$) intervals within any one-year period.
- b. The hotel owner/operator shall retain control and ownership of all land, structures, recreational amenities, meeting space, restaurants, "back of house" and other non-guest facilities.
- c. The facility shall have an on-site hotel operator to manage rental of all guestrooms/units.
- d. The non-fractional use guestrooms (units) shall be available to the general public on a daily, year-round basis.
- e. The facility shall have an on-site hotel operator to manage rental of all guestrooms/units.
- f. The hotel operator shall manage all guestrooms/units as part of the hotel inventory, which management shall include the booking of reservations, mandatory front desk check-in and check-out, maintenance, cleaning services and preparing units for use by guests and owners.
- g. When an individual owner chooses not to occupy his/her unit, that unit shall be added to the pool of hotel rooms available to the general public.
- h. Fractional time owners shall have limited rights to use their units including a maximum use of 90 days per calendar year with a maximum of 30 consecutive days of use during any 60 day period and a maximum of 30 days during the summer season (beginning the day before the Memorial Day weekend and ending the day after Labor Day.)

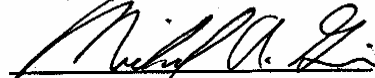
e) Condominium-Hotels:

- a. The hotel owner/operator shall retain control and ownership of all structures, recreational amenities, meeting space, restaurants, "back of house" and other non-guest facilities. When the Condominium-Hotel is located on land owned by the City, the hotel owner/operator shall be a leaseholder of the land upon which the Condominium-Hotel exists.
- b. The Condominium-Hotel facility shall have an on-site hotel operator to manage rental/booking of all guestrooms units.
- c. The hotel operator shall manage all guestrooms/units as part of the hotel inventory, which management shall include the booking of reservations, mandatory front desk check-in and check-out, maintenance, cleaning services and preparing units for use by guests and owners.
- d. Owners of individual units shall have limited rights to use their units including a maximum use of 90 days per calendar year with a maximum of 30 days of use during any 60 day period and a maximum of 30 days during the summer season (beginning the day before the Memorial Day weekend and ending the day after Labor Day.)

- e. When not occupied by the individual owner, each unit shall be available to the general public in the same manner as the traditional guestrooms/units.
- f) Timeshares
 - a. At least 25% of the units within any given facility shall be made available each day for transient overnight accommodations during the summer season (beginning the day before the Memorial Day weekend and ending the day after Labor Day).
 - b. The timeshare facility shall operate as a hotel including requirements for a centralized reservations system, check-in services, advertising, security, and daily housecleaning.
 - c. No person shall occupy any unit or units within a given facility for more than 60 days per calendar year and no more than 30 days during the summer season (beginning the day before the Memorial Day weekend and ending the day after Labor Day).
- g) Lower cost visitor accommodations shall be protected, encouraged, and, where feasible, provided. In the Commercial Recreation district, when Limited Use Overnight Visitor Accommodations are proposed, an assessment of the availability of lower cost visitor accommodations in Redondo Beach shall be completed at the time of discretionary review and an in-lieu fee in an amount necessary to off-set the lack of the preferred lower cost facilities in Redondo Beach shall be imposed.

SECTION 7. That the City Clerk shall certify to the passage and adoption of this resolution, shall enter the same in the Book of Resolutions of said City, and shall cause the action of the City Council in adopting the same to be entered in the official minutes of said City Council.

PASSED, APPROVED, AND ADOPTED this 6th day of May, 2008.


Mike Gin, Mayor

ATTEST:

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

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. CC-0805-46 CC 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 6th day of May, 2008, by the following roll call vote:

AYES: ASPEL, CAGLE, AUST, DIELS, KILROY

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE


Eleanor Manzano, City Clerk

APPROVED AS TO FORM:


Michael W. Webb, City Attorney

RESOLUTION NO. CC-0805-47 CC

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
REDONDO BEACH, AMENDING THE LAND USE ELEMENT OF
THE GENERAL PLAN AND HARBOR/CIVIC CENTER SPECIFIC
PLAN FOR THE HARBOR AND PIER AREA**

WHEREAS, the City Council held a public hearing on April 8, 2008 and continued on April 22, 2008 to consider the proposed amendments to the General Plan and Harbor/Civic Center Specific Plan in conjunction with amendments to the Coastal Land Use Plan (LUP) and Coastal Zoning Ordinance;

WHEREAS, notice of the time and place of the public hearing was given pursuant to state law and local ordinances by publication in the Easy Reader-Redondo Beach Hometown News, by posting the subject properties, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject properties; and additional notice was provided by mailing notices to master lessees in the Harbor and Pier area and to other people who requested notice, and by notice on the City web site;

WHEREAS, since the repeal of the Heart of the City Specific Plan in 2002, the affected properties have had inconsistent designations under the existing Zoning Ordinance, General Plan, certified Coastal Land Use Plan, and Harbor/Civic Center Specific Plan that must be resolved in order for development applications to proceed;

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

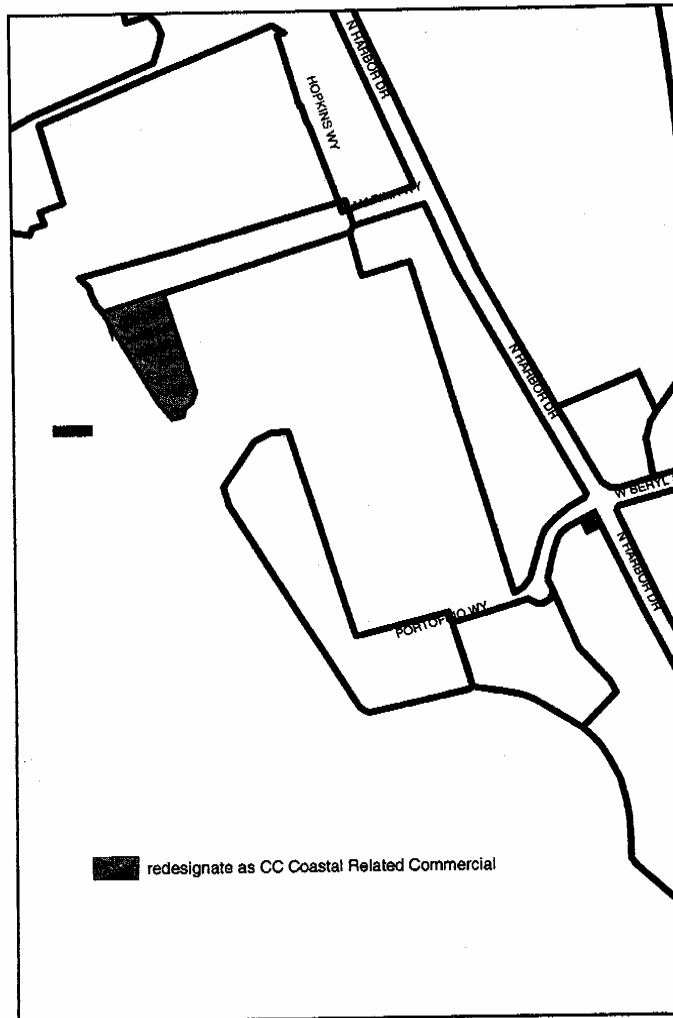
SECTION 1. FINDINGS:

- A. The City Council considered the information contained in the initial study for the proposed zoning amendments, and the City Council adopted Initial Environmental Study No. 2007-03-IES-003, finding and determining that all potentially significant effects of the land use amendments had been analyzed adequately in an earlier certified Master EIR for the former Heart of the City project, and further finding that the proposed amendments will have no impact on Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.
- B. The amendments to the General Plan and Harbor/Civic Center Specific Plan are consistent with concurrent amendments to the Local Coastal Program.

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

SECTION 2. That the City Council hereby amends the General Plan Land Use Plan Map to redesignate Mole B and Dedication Park from "P Public or Institutional" to "CC Coastal Related Commercial" as shown in the following map.

Amendments to the General Plan Map



SECTION 3. That the City Council hereby amends the Land Use Element of the General Plan for North Catalina Avenue Corridor Sub-Area 2 to read as follows:

RESOLUTION NO. CC-0805-47
AMENDING THE GENERAL PLAN AND
HARBOR/CIVIC CENTER SPECIFIC PLAN
PAGE NO. 2

Exhibit 10
2 of 25
RDB-MAJ-2-08
California Coastal Commission

SECTION 4. The City Council hereby amends the Land Use Element of the General Plan for Coastal-Related Commercial Development to read as follows:

"COASTAL-RELATED COMMERCIAL DEVELOPMENT"

The Coastal-Related Commercial ("CC") designation applies to areas of the Redondo Beach Pier and the King Harbor Marina. The Pier and Harbor are probably Redondo Beach's best known and most special attractions. Much of the Pier was destroyed by fire and storm damage in 1988, and is in the process of being rebuilt under a special nautical design theme. The Harbor continues to be a valuable facility for local boaters, and also supports a variety of commercial businesses that benefit from and enhance the marina setting.

The harbor and pier areas are designated as a commercial and recreational asset for both the City and the region in the certified Coastal Land Use Plan (LUP). The LUP is intended to allow for a wide range of regional-serving public and commercial recreational facilities including uses such as hotels, restaurants, entertainment, retail sales and services, and boating facilities and services. The harbor area is currently under-utilized with large expanses of surface parking lots surrounding isolated restaurants and other uses. The LUP encourages further expansion of coastal dependent land uses where feasible. Expansion of hotel uses is particularly important to enhance coastal access, to provide economic benefits making feasible the provision of improved public recreational facilities, and to revitalize the harbor area with a pedestrian-active character.

Since the Harbor/Pier area is a major local attraction and area of activity, another major issue is assuring a very high quality of development and design. For both the Pier and Harbor areas, policies have been adopted requiring quality design that also enhances the area's seaside location.

Reference should also be made to the Harbor/Civic Center Specific Plan, Harbor/Pier Sub-Area, which establishes additional standards and policies for this area.

Goal *It shall be the goal of the City of Redondo Beach to:*

1J Provide for the continued use of the City's coastal-related recreational facilities as resources for the residents of Redondo Beach and surrounding communities; ensuring that these uses and activities are compatible with adjacent residential neighborhoods and commercial districts and maintain a high level of quality and safety.

Objective *It shall be the objective of the City of Redondo Beach to:*

1.44 Maintain the Redondo Beach Pier and supporting commercial, restaurant, entertainment, and other coastal-related uses as a recreational resource and amenity of the City.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

1.44.1 Accommodate recreational and marine facilities and uses (fishing, surfing, boating, swimming, etc.), restaurants, entertainment, gift shops, and other coastal-related uses in areas designated as "CC" (11.1, 11.3).

Density/Intensity and Height

"Sub-Area 2: Hotel Triangle Site"

This is the site of the Crowne Plaza Hotel. The development was completed in 1990 with the assistance of the City Redevelopment Agency at a comparatively high floor area ratio of over 2.0. Since this development should remain over the life of this General Plan, the area has been designated "C-4-PD" with a special maximum floor area ratio of 2.25 to reflect its current use and intensity of development.

Reference should also be made to the Harbor/Civic Center Specific Plan, Catalina Avenue Sub-Area, Zone 6A, which establishes additional standards and policies for this area.

Objective *It shall be the objective of the City of Redondo Beach to:*

- 1.39 Provide for the retention of existing visitor-serving hotel and related facilities.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

1.39.1 Accommodate overnight accommodations and ancillary restaurants, gift shops, and other related visitor-serving facilities on parcels designated as "C-4-PD" (11.1).

1.39.2 Accommodate pedestrian-oriented community and neighborhood-oriented commercial uses in accordance with Policies 1.16.1, 1.17.2, and 1.17.3, except food sales and uses which require large scale and volume buildings and are incompatible with the intended "village" character of the North Catalina Avenue Corridor (11.1).

Density/Intensity and Height

1.39.3 Permit development to a maximum intensity of a floor area ratio of 2.25 and height of five stories (60 feet). The southern portion of the site with existing 1-story development shall be permitted a maximum of one story, 15 feet. The middle portion of the site with existing 3-story development shall be permitted a maximum of three stories, 40 feet (11.1).

Design and Development

1.39.4 Require that building elevations above the second floor be set back in accordance with Policy 1.16.3 (11.1)."

1.44.2 Permit development in accordance with the intensity limitations prescribed for the rebuilding of the Pier, or as modified by the City Council with public input to maintain adequate revenue and quality of use (11.1, 11.3, 11.14).

Design and Development

1.44.3 Require that projects be designed and developed to achieve a high level of quality and distinctive character in accordance with the policies which pertain to the use and/or site for architecture (1.53.1+), signage (1.54.1+), site design (1.55.1+), streetscape and public amenity (1.56.1+), interface of differing uses (1.57+), and physical and functional adequacy (1.58+) (1 1.1, 1 1.10, 11.18).

1.44.4 Require that structures be designed at a uniform and high level of architectural design quality which reflects the unique setting of the pier on the coastline and enhances pedestrian-activity, including:

- a. visual and physical transparency along building exteriors;
- b. well-defined entries;
- c. variable rooflines and building heights;
- d. pronounced rooflines; and
- e. inclusion of pedestrian-oriented projecting signs (11.1, 11.3, 11.14, 1 1.18).

1.44.5 Require that signage be integrated in style, materials, and placement with the design of the structures; minimizing their number and size (11.1, 1 1.3, 11.14, 11.18).

1.44.6 Provide a consistent and well-designed system of public signage, identifying entries and key activity locations and uses (11.3, 11.14, 11.17).

1.44.7 Install pedestrian-oriented and scaled amenities, including benches, lighting, landscape, and similar elements (11.3, 11.14, 11.17).

Objective *It shall be the objective of the City of Redondo Beach to:*

1.45 Maintain King Harbor and supporting commercial, restaurant, entertainment, and other coastal-related uses as a recreational resource and amenity of the City.

Policies *It shall be the policy of the City of Redondo Beach to:*

Permitted Uses

1.45.1 Accommodate recreational and marine facilities and uses (boat slips and anchorages, fishing, surfing, boating, swimming, public boat launching ramps, etc.), hotels, restaurants, entertainment, gift shops, public open space, and other coastal-related uses in areas designated as "CC".

The primary permitted uses of Mole B shall be boating facilities, such as boating clubs, boating instruction, boat storage, Harbor Patrol, and similar support facilities, and public open space and recreational uses.

Office uses may be permitted outside the tidelands as supplementary uses that support the success of the primary regional-serving public and commercial recreation uses, subject to limitations in the Harbor-Civic Center Specific Plan, Coastal Land Use Plan, and zoning ordinance (11.1, 11.3, 11.13).

1.45.2 Allow the continuation and maintenance of existing residential structures (11.1, 11.3, 11.13).

Density/Intensity and Height

1.45.3 Permit development within the Harbor and Pier area in accordance with maximum floor area ratio standards and maximum cumulative development limitations established in the Harbor/Civic Center Specific Plan, Coastal Land Use Plan, and zoning ordinance. The future intensity of new development which may be allowed to occur on individual parcels or master lease areas within the area will be determined on a case-by-case review basis, through the established public review process, as individual proposals are received (11.1, 11.3, 11.13).

1.45.4 Harbor development proposals shall be reviewed and considered relative to their individual parcel size, configuration, and location, as well as their compatibility with adjacent uses and their ability to attain and fulfill the urban and architectural design objectives specified in Policies 1.45.5 to 1.45.11 of the General Plan. Within the maximum floor area ratio permitted, the actual floor area ratio granted should take into account the degree to which the project meets objectives for reconfiguration of development and siting buildings along common pedestrian promenades and public plazas and the degree to which the project provides high quality public amenities, public spaces, and/or other public improvements. Projects that meet these objectives to a high level may be granted a higher floor area ratio than projects that meet the objectives to a lesser extent. (11.1, 11.3, 11.13).

Design and Development

1.45.5 Require that projects be designed and developed to achieve a high level of quality and distinctive character in accordance with the policies which pertain to the use and/or site for architecture (1.53.1+), signage (1.54.1+), site design (1.55.1+), streetscape and public amenity (1.56.1+), interface of differing uses (1.57+), and physical and functional adequacy (1.58+) (11.1, 11.10, 11.18).

1.45.6 Encourage and provide incentives for the reconfiguration of parcels and development to create a unified seaside "village," siting buildings adjacent to one another and orienting them along common pedestrian promenades and public plazas (11.1, 11.3, 11.5, 11.6, 11.13).

1.45.7 Require that commercial structures be designed at a uniform and high level of architectural design quality which reflects the unique setting of the Harbor on the coastline (11.1, 11.3, 11.10, 11.13, 11.18).

1.45.8 Require that signage be integrated in style, materials, and placement with the design of the structures; minimizing their number and size (11.1, 11.3, 11.10, 11.13, 11.18).

1.45.9 Provide a consistent and well-designed system of public informational signage for the harbor, identifying entries and key activity locations and uses (11.13, 11.17).

1.45.10 Install pedestrian-oriented and scaled amenities, including benches, street and pedestrian lighting, landscape, and similar elements (11.13, 11.17).

1.45.11 Install additional street trees and landscape along the Harbor Drive frontage and in parking lots (11.13, 11.17).

SECTION 5. The City Council hereby amends the summary of the CC category in Table 2 of the Land Use Element of the General Plan to read as follows:

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity
CC	Coastal- and recreation-oriented commercial retail and service uses.	As established by the City in the Redondo Beach Pier Master Plan and the Local Coastal Program (LCP).

SECTION 6. That the City Council hereby amends the background text on Page 70 of the Harbor/Civic Center Specific Plan to read as follows:

"Harbor/Pier Area

The harbor and pier areas are designated as a commercial and recreational asset for both the City and the region in the certified Coastal Land Use Plan (LUP). The LUP is intended to allow for a wide range of regional-serving public and commercial recreational facilities including uses such as hotels, restaurants, entertainment, retail sales and services, and boating facilities and services. The harbor area is currently under-utilized with large expanses of surface parking lots surrounding isolated restaurants and other uses. The LUP encourages further expansion of coastal dependent land uses where feasible. Expansion of hotel uses is particularly important to enhance coastal access, to provide economic benefits making feasible the provision of improved public recreational facilities, and to revitalize the harbor area with a pedestrian-active character.

The LUP also allows for harbor-related office uses. It is necessary to permit additional office uses in the harbor area in order to provide a year-round day-time population to help make additional visitor-serving uses feasible. Such offices are to be limited in location and floor area to ensure that they are supplementary uses that do not replace the primary regional-serving public and commercial recreational uses.

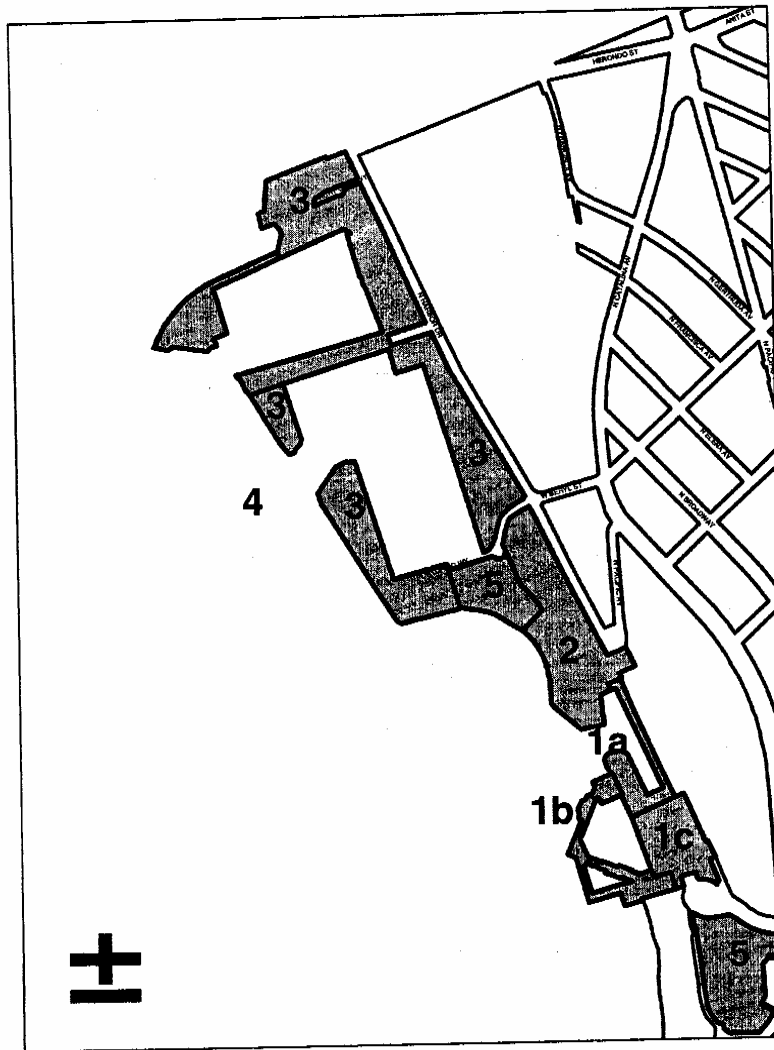
Over time, as property leases expire or are renegotiated, the Plan encourages a more efficient use and consolidation of structures and building densities in the Harbor/Pier Area into a unified "village-like" character. In addition, specific aesthetic and streetscape improvements are proposed in the Plan, in order to improve the areas' sense and character as a unique and special place in the community and the overall Southern California coastal corridor."

SECTION 7. The City Council hereby replaces the entirety of Section 5.5.2 of the Harbor/Civic Center Specific Plan to read as follows:

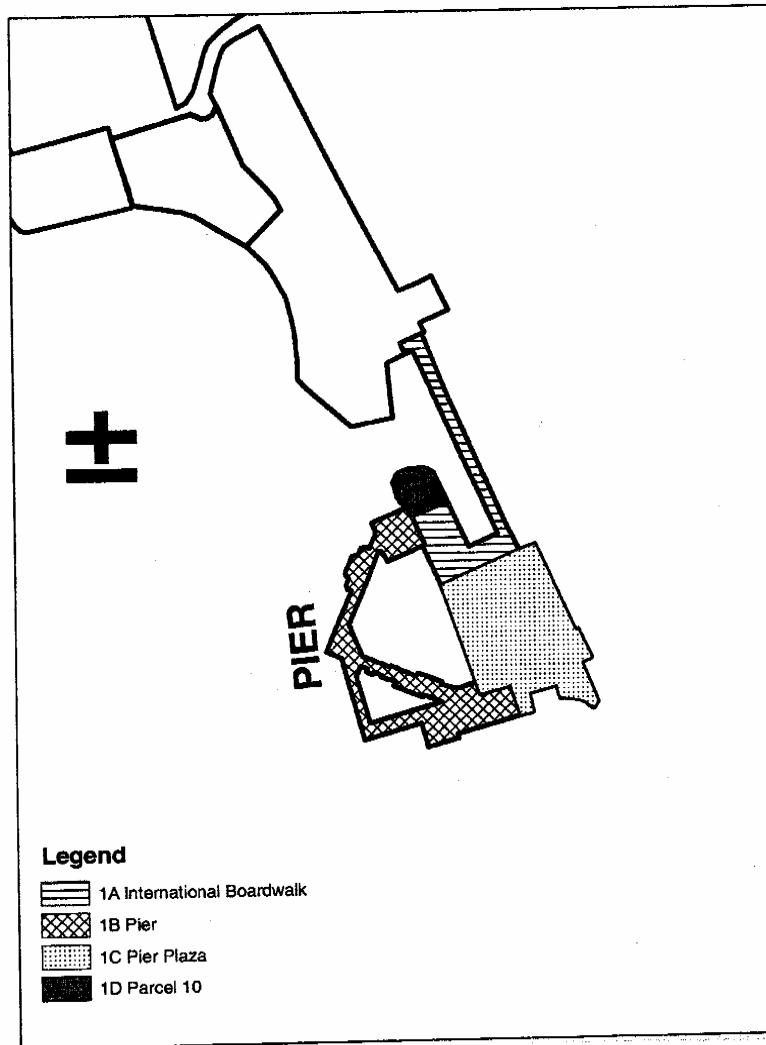
"5.5.2 Policies

For policy purposes, the Harbor/Pier Sub-Area of the Harbor/Civic Center Specific Plan has been further subdivided into five smaller geographic zones, with policies provided for each of the five individual zones (**Figure 14**).

Figure 14
HARBOR/PIER SUB AREA POLICY ZONES



ZONE 1
Harbor/Pier Sub-Area



Land Use/Development Policies (the zoning ordinance will establish which uses are permitted and which uses are subject to a Conditional Use Permit)

Permitted Primary Land Uses

- Local Serving and Visitor-Serving Retail Uses
- Restaurants and Other Food and Beverage Uses
- Hotels (Zone 1C only)
- Entertainment Clubs
- Public Open Space/Recreational Uses

Permitted Alternative Land Uses

- Marina-Related Facilities
- Amusement and Arcade Facilities
- Commercial Office Uses (Zone 1C only)
- Offices for the management and operation of on-site facilities (on the second floor of structures) [Zone 1B]
- Structured and Surface Parking (Zone 1C only)

Tidelands (lands west of the mean high tide line). Permitted uses shall be limited to those uses dedicated to public trust purposes consistent with state law. Office uses shall not be permitted except for the management and operation of on-site facilities.

Maximum Building Density

- (Zone 1B, Municipal Pier); Equivalent to the total amount of leasable space provided for under the terms of the Pier Reconstruction Plan, as approved by the City of Redondo Beach City Council on September 3, 1991. Additional ancillary public facilities necessary for the continuing operation and maintenance of the pier facility may be allowed, as approved by the City of Redondo Beach City Council.
- (Zone 1A and 1D, International Boardwalk); The International Boardwalk is limited by consistency with the height standards and other development standards in the Zoning Ordinance.
- (Zone 1C, Pier Plaza and Public Parking Structure): The floor area ratio (FAR) of all buildings on the top deck shall not exceed 0.35, except that FAR bonuses may be permitted as allowed in the Zoning Ordinance for inclusion of hotels and/or offices above the ground floor and/or for provision of substantial and high quality public amenities, public spaces, and public improvements. Maximum FAR with bonuses shall not exceed 0.65. The future intensity of new development which may be allowed to occur within the area will be determined on a case-by-case review basis, through the established public review process, as individual proposals are received.
- Cumulative development for Harbor/Pier sub-areas 1-3 shall not exceed the limits established in the Coastal Land Use Plan.

Urban/Architectural Design Policies

Maximum Building Heights

- Two Stories, 30 Feet, except two stories, 40 feet for Zone 1 D.

Recommended Massing/Articulation

- Buildings should be massed to be stepped or "terraced" up from seaward edges of parcels to avoid the "wall-like" effect imparted onto the water's edge.
- Building massing overall should be broken up both vertically and horizontally, with appropriate view corridors and spacing between structures to provide views to and through parcels (east to west) to the water's edge and harbor/horizon beyond (as feasible).

Recommended Supplemental Urban/Architectural Design Policies

- Design and aesthetic improvements (including paving/tile materials and patterns, public art (murals, sculptures) and painting design components shall be installed by the City of Redondo Beach (on public property) and encouraged to be installed by lessees or tenants (on private property).
- Elements shall be concentrated along key walkways, storefronts and areas of public access to visually "activate" and enhance the appearance and "image" of the harbor area.
- The identity and visual quality of bus loading, unloading and waiting areas in the sub-area shall be improved.
- The visual quality of the Pier Plaza complex shall be improved through the addition or modification of its architectural treatment, painting, themes, etc.).

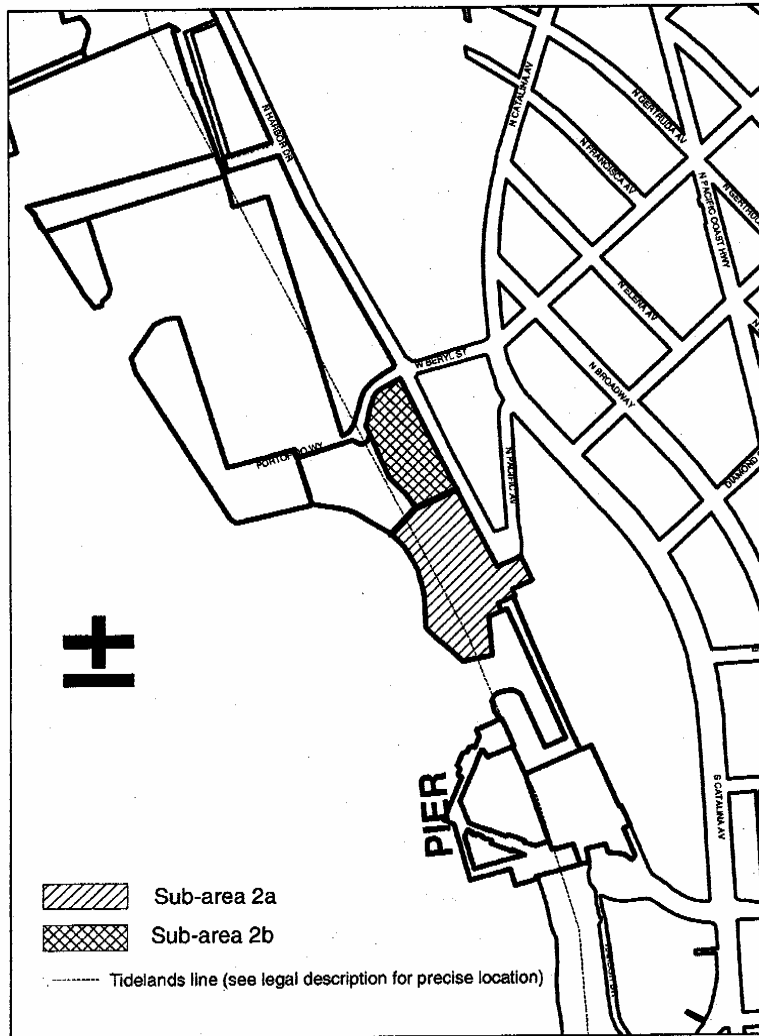
Supplemental Transportation/Circulation Policies

- The location and time periods of buses either being stored or on breaks in and around the southern entrance to the harbor area and entrance to the main public parking garage (Torrance Boulevard) shall be monitored and regulated to limit unnecessary vehicular congestion and visual clutter in and around Zone 1C of the Harbor/Pier area.
- Rerouting of the waterfront bikeway crossing through the public parking garage should be analyzed and implemented, if deemed feasible by the City of Redondo Beach, to improve the use, visibility, and safety of this portion of the facility.

Supplemental Infrastructure/Utilities Policies

- Infrastructure and utility components shall only be located within the Harbor Area as necessary to support such uses, or if the location of such facilities elsewhere (outside the Harbor Area) is deemed by the City of Redondo Beach to be infeasible.
- Any infrastructure or utility uses located within the Harbor Area shall be placed below ground, unless such undergrounding is deemed by the City of Redondo Beach to be infeasible.
- Any infrastructure or utility uses that must be located above ground within the Harbor Area shall be screened or buffered, as possible, with appropriate landscaping or design features to decrease the adverse aesthetic impacts of such uses.

ZONE 2
Harbor/Pier Sub-Area



Land Use/Development Policies (the zoning ordinance will establish which uses are permitted and which uses are subject to a Conditional Use Permit)

Permitted Primary Land Uses

- Local Serving and Visitor-Serving Retail Uses
- Restaurants and Other Food and Beverage Uses
- Hotels
- Multi-Purpose Private Recreational Uses
- Marina and Marina-Related Facilities
- Entertainment Clubs
- Yachting and Boating Clubs
- Public Open Space/Recreational Uses

Permitted Alternative Land Uses

- Structured and Surface Parking Facilities (see design guidelines below)
- Commercial Office Land Uses (offices shall be located above the ground floor, except that marina-related offices, visitor serving offices, and offices for management and operation of on-site facilities may be permitted on the ground floor.)

Tidelands (lands west of the mean high tide line). Permitted uses shall be limited to those uses dedicated to public trust purposes consistent with state law. Office uses shall not be permitted except for the management and operation of on-site facilities.

Maximum Building Density

- The floor area ratio (FAR) of all buildings in sub-area 2 shall not exceed 0.35, except that FAR bonuses may be permitted as allowed in the Zoning Ordinance for inclusion of hotels and/or offices above the ground floor and/or for provision of substantial and high quality public amenities, public spaces, and public improvements. Maximum FAR with bonuses shall not exceed 0.65. The future intensity of new development which may be allowed to occur within the area will be determined on a case-by-case review basis, through the established public review process, as individual proposals are received.
- Harbor development proposals shall be reviewed and considered relative to their individual parcel size, configuration, and location, as well as their compatibility with adjacent uses and their ability to attain and fulfill the urban and architectural design objectives specified in Policies 1.45.5 to 1.45.11 of the General Plan.
- Cumulative development for Harbor/Pier sub-areas 1-3 shall not exceed the limits established in the Coastal Land Use Plan.

Urban/Architectural Design Policies

Maximum Building Heights (measured from existing sidewalk grade at Harbor Drive at the point nearest to the building or structure)

- Sub-area 2a: Maximum of two stories, 37 feet and no more than 50% of the cumulative building footprint area shall exceed one story and 24 feet.
- Sub-area 2b: Maximum of three stories, 45 feet.

Recommended Massing/Articulation

- Buildings should be massed to be stepped or "terraced" up from seaward edges of parcels to lessen the "wall-like" effect imparted onto the water's edge.

- Building massing overall should be broken up both vertically and horizontally, with appropriate view corridors and spacing between structures to provide views to and through parcels (east to west) to the water's edge and harbor/horizon beyond (as feasible). Views from Czuleger Park shall be protected by ensuring that two story buildings are not clustered or lined up in a manner that creates a wall-like impact on views from the park.
- Between Harbor Drive (to the east) and the western bulkhead (to the west) any new structures shall, unless deemed to be infeasible by the City of Redondo Beach, be located in close proximity to the western edge of the bulkhead, to limit the potential for large expanses of asphalt and surface parking areas to be located close to the water's edge.
- The dedication and construction of public walkways along the waterside perimeter are mandated, in accordance with the Harbor/Pier Area-Wide Architectural and Urban Design policies listed in Section 5.5.3 below.

Supplemental Recommended Urban/Architectural Design Policies

- All surface parking structures must provide substantial landscaping, including mature trees, shrubbery, and decorative flowers and plants.
- Design and aesthetic improvements (including paving/tile materials and patterns, public art (murals, sculptures) and painting/design components shall be encouraged to be installed in conjunction with new development and additions on master leasehold areas, or on sites that are not master leasehold areas, (as feasible and approved by the City of Redondo Beach) along key walkways, storefronts and areas of public access to visually "activate" and enhance the appearance and "image" of the harbor area.
- Parking structures shall be located to the rear of street-facing and seaward-facing commercial and/or other uses or may be permitted along the street frontage provided that their street-facing ground floors are developed for retail or other commercial uses. They shall be designed to convey the visual character of a commercial building, rather than the traditional "pancake" pattern of horizontal floors and "dead space." Including retail or other commercial uses on the ground floor may also be required along other portions of the parking structure as determined appropriate to enhance the visual and pedestrian-oriented character of the area.
- Accenting landscaping shall also be fully incorporated into the design of such parking structures to further soften and remove such traditionally adverse design impacts.

Supplemental Transportation/Circulation Policies

- Accessing and queuing to structured/surface parking facilities shall, except where deemed infeasible by the City of Redondo Beach, be focused on side or internal streets (Portofino Way) as opposed to major streets (Harbor Drive) to reduce the potentially adverse transportation/circulation impacts of such operations.

Supplemental Infrastructure/Utilities Policies

- Infrastructure and utility components shall only be located within the Harbor Area as necessary to support such uses, or if the location of such facilities elsewhere (outside the Harbor Area) is deemed by the City of Redondo Beach to be infeasible.

- Any infrastructure or utility uses located within the Harbor Area shall be placed below ground, unless such undergrounding is deemed by the City of Redondo Beach to be infeasible.
- Any infrastructure or utility uses that must be located above ground within the Harbor Area shall be screened or buffered, as possible, with appropriate landscaping or design features to decrease the adverse aesthetic impacts of such uses.

Permitted Primary Land Uses, Zones 3a and 3c

- Local Serving and Visitor-Serving Retail Uses
- Restaurants and Other Food and Beverage Uses
- Hotels
- Marina and Marina-Related Facilities
- Yacht or Boating Clubs
- Public Open Space/Recreational Uses

*Permitted Alternative Land Uses, Zones 3a and 3c
(subject to the conditional use permit review and approval process)*

- Entertainment Clubs
- Commercial Office Land Uses (Zone 3a) (offices shall be located above the ground floor, except that marine-related offices, visitor serving offices, and offices for management and operation of on-site facilities may be permitted on the ground floor.)
- Parking Facilities

Tidelands (lands west of the mean high tide line). Permitted uses shall be limited to those uses dedicated to public trust purposes consistent with state law. Office uses shall not be permitted except for the management and operation of on-site facilities.

Permitted Primary Land Uses, Zone 3b (Mole B)

- Boating facilities, such as boating clubs, boating instruction, boat storage, Harbor Patrol, and similar support facilities
- Public Open Space/Recreational Uses

Permitted Alternative Land Uses, Zone 3b (Mole B)

- Other public uses supporting the primary permitted uses

Maximum Building Density

- The floor area ratio (FAR) on master leasehold areas, or on sites that are not master leasehold areas, or on combined development sites in Zones 3a and 3c shall not exceed 0.35, except that FAR bonuses may be permitted as allowed in the Zoning Ordinance for inclusion of hotels and/or offices above the ground floor and/or for provision of substantial and high quality public amenities, public spaces, and public improvements. Maximum FAR with bonuses shall not exceed 0.65. The future intensity of new development which may be allowed to occur within the area will be determined on a case-by-case review basis, through the established public review process, as individual proposals are received. Notwithstanding the above, FAR shall not exceed 0.25 in Zone 3c.
- The floor area ratio (F.A.R.) shall not exceed 0.25 in subarea 3b (Mole B).
- Harbor development proposals shall be reviewed and considered relative to their individual parcel size, configuration, and location, as well as their compatibility with adjacent uses and their ability to attain and fulfill the urban and architectural design objectives specified in Policies 1.45.5 to 1.45.11 of the General Plan.
- Cumulative development for Harbor/Pier sub-areas 1-3 shall not exceed the limits established in the Coastal Land Use Plan.

Urban/Architectural Design Policies

Maximum Building Heights (measured from existing sidewalk grade at Harbor Drive at the point nearest to the building or structure)

- Three Stories, 45 Feet (Zone 3a)
- Two Stories, 30 feet (Zones 3b and 3c)

Recommended Massing/Articulation

- Buildings should be massed to be stepped or "terraced" up from seaward edge of parcels to lessen the "wall-like" effect imparted onto the water's edge.
- Building massing overall should be broken up both vertically and horizontally, with appropriate view corridors and spacing between structures to provide views to and through parcels (east to west) to the water's edge and harbor/horizon beyond (as feasible).

Supplemental Recommended Urban/Architectural Design Policies

- All surface parking structures must provide substantial landscaping, including mature trees, shrubbery, and decorative flowers and plants.
- Design and aesthetic improvements (including paving/tile materials and patterns, public art (murals, sculptures) and painting/design components shall be encouraged to be installed in conjunction with new development and additions on master leasehold areas, or on sites that are not master leasehold areas, (as feasible and approved by the City of Redondo Beach) along key walkways, storefronts and areas of public access to visually "activate" and enhance the appearance and "image" of the harbor area.
- Parking structures shall be located to the rear of street-facing and seaward-facing commercial and/or other uses or may be permitted along the street frontage provided that their street-facing ground floors are developed for retail or other commercial uses. They shall be designed to convey the visual character of a commercial building, rather than the traditional "pancake" pattern of horizontal floors and "dead space." Including retail or other commercial uses on the ground floor may also be required along other portions of the parking structure as determined appropriate to enhance the visual and pedestrian-oriented character of the area.
- Accenting landscaping shall also be fully incorporated into the design of such parking structures to further soften and remove such traditionally adverse design impacts.

Supplemental Transportation/Circulation Policies

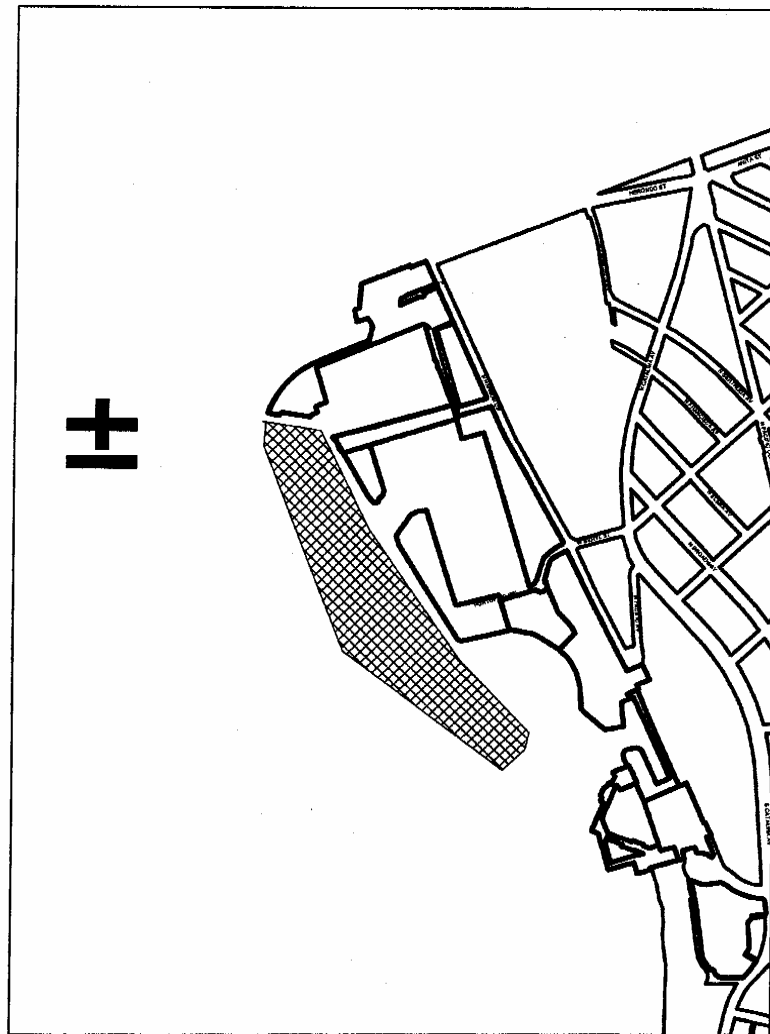
- Accessing and queuing to structured/surface parking facilities shall, except where deemed infeasible by the City of Redondo Beach, be focused on side or internal streets (Yacht Club Way, Marina Way, Portofino Way, etc.) as opposed to major streets (Harbor Drive) to reduce the potentially adverse transportation/circulation impacts of such operations. Where it is deemed infeasible to focus parking access on a side street, the number of driveways along Harbor Drive shall be minimized to improve traffic circulation and reduce conflicts with pedestrians and bicyclists along Harbor Drive, making use of tools such as shared parking and consolidating access for different parcels or leasehold areas as determined appropriate and feasible by the City.

- An adequate supply of marina parking shall be maintained and located to enable boat owners to load and unload cargo.

Supplemental Infrastructure/Utilities Policies

- Infrastructure and utility components shall only be located within the Harbor Area as necessary to support such uses, or if the location of such facilities elsewhere (outside the Harbor Area) is deemed by the City of Redondo Beach to be infeasible.
- Any infrastructure or utility uses located within the Harbor Area shall be placed below ground, unless such undergrounding is deemed by the City of Redondo Beach to be infeasible.
- Any infrastructure or utility uses that must be located above ground within the Harbor Area shall be screened or buffered, as possible, with appropriate landscaping or design features to decrease the adverse aesthetic impacts of such uses.

ZONE 4
Harbor/Pier Sub-Area



Land Use/Development Policies

Primary Land Uses

RESOLUTION NO. CC-0805-47
AMENDING THE GENERAL PLAN AND
HARBOR/CIVIC CENTER SPECIFIC PLAN
PAGE NO. 20

Exhibit 10
19 of 25
RDB-MAJ-2-08
California Coastal Commission

(subject to the conditional use permit review and approval process)

- Seasonal or transient mooring of vessels

Alternative Land Uses

(subject to the conditional use permit review and approval process)

- None

Maximum Building Density

(Maximum number of moorings allowed to accommodate "live-aboards")

- As determined and allowed by the City of Redondo Beach

Urban/Architectural Design Policies

Maximum Vessel Size

- As allowed by City of Redondo Beach under master lease agreements with marina operators

Recommended Massing/Articulation

- None

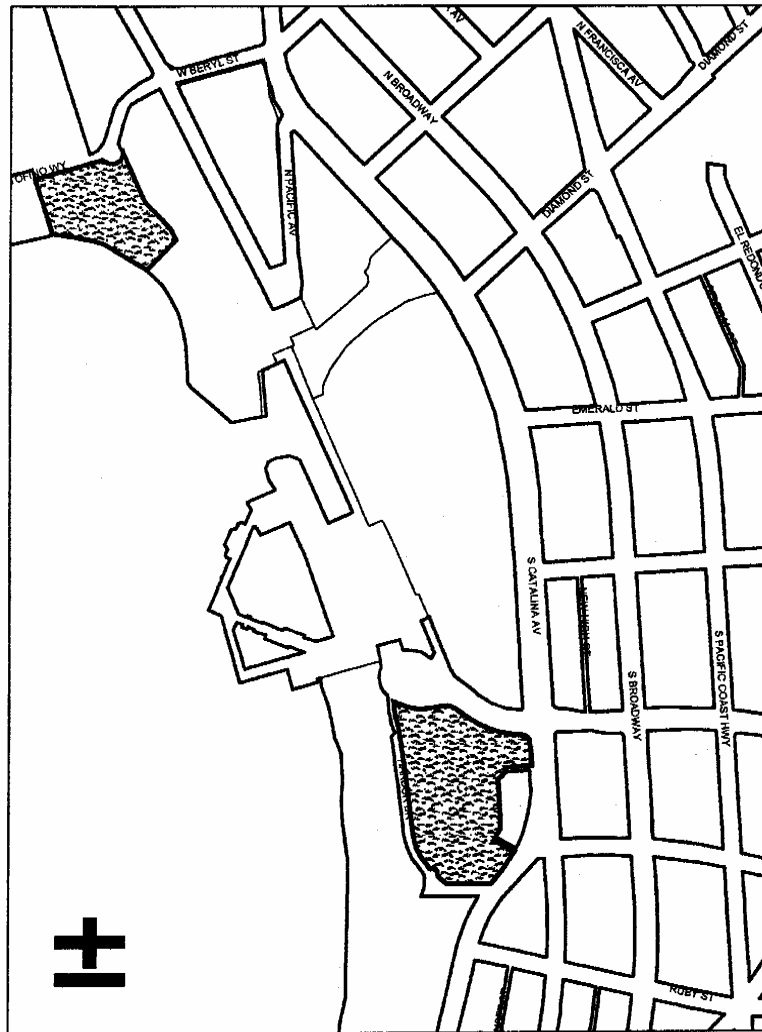
Supplemental Transportation/Circulation Policies

- All vessel operators shall operate under the safety and operational standards set forth by the United States Coast Guard, City of Redondo Beach Harbor Master, and accepted rules of common courtesy used in the operation of watercraft.

Supplemental Infrastructure/Utilities Policies

- Any infrastructure or utility uses located within the Harbor Area shall be designed and maintained in an aesthetically-pleasing manner, subject to the requirements and standards set forth by the United States Coast Guard and City of Redondo Beach Harbor Master.
- Infrastructure and utility components shall only be located within the watershed of the Harbor Area as necessary to support the uses within this area, unless the location of such facilities elsewhere (outside the watershed and Harbor Area) is deemed by the City of Redondo Beach to be infeasible.

ZONE 5
Harbor/Pier Sub-Area



Land Use/Development Policies

Permitted Primary Land Uses

- Public Open Space/Recreational Uses (parks)
- Public Buildings (such as community centers, libraries, museums)

Maximum Building Density

- 0.25 Floor to Area Ratio

Urban/Architectural Design Policies

Maximum Building Height

- Two Stories, 30 Feet

Recommended Massing/Articulation

- Buildings should be configured and massed in such a way to minimize the blockage of ocean views and/or the obstruction of physical or visual paths to the water's edge.
- Overall building volumes should be "broken up" into smaller, multiple structures, as opposed to single larger structures, in order to enhance the openness of the area and the sense of light and air close to the water's edge.

Supplemental Recommended Urban/Architectural Design Policies

- In an effort to increase the intensity of use of the facility and its enjoyment by residents and visitors to the City, options for the modification, expansion, removal, or replacement of the existing band shell facility within Veteran's Park should be considered. If it is decided to retain the facility, its overall visibility, aesthetic character, and design should be improved, including upgrading the operation and comfort of the facility in inclement weather (seabreeze, fog, etc.).

Supplemental Transportation/Circulation Policies

No additional transportation/circulation policies, above and beyond those previously included within the Specific Plan Area-Wide policies, have been specified for the Harbor/Pier Sub-Area.

Supplemental Infrastructure/Utilities Policies

- Infrastructure and utility components shall only be located in this area as necessary to support permitted uses, or if the location of such facilities elsewhere is deemed by the City of Redondo Beach to be infeasible.
- Any infrastructure or utility uses shall be placed below ground, unless such undergrounding is deemed by the City of Redondo Beach to be infeasible.

- Any infrastructure or utility uses that must be located above ground shall be screened or buffered, as possible, with appropriate landscaping or design features to decrease the adverse aesthetic impacts of such uses."

SECTION 8. That the City Council hereby amends Section 5.5.3 of the Harbor/Civic Center Specific Plan to read as follows:

"5.5.3 Supplemental Harbor/Pier Sub-Area-Wide Policies

The following more general policies relative to urban design, architectural design, site design, and public improvements are intended to be applicable within the entire Harbor/Pier Sub-Area (i.e., within each and every zone detailed above), in addition to the specific policy recommendations listed for each of the individual zones.

Harbor/Pier Sub-Area-Wide Architectural and Urban Design Policies

- Require that buildings located in the Harbor Area be specifically designed and configured to promote pedestrian use; ensuring visual and physical penetration of commercial spaces.
- Require that public walkways be provided adjacent to the water's edge in conjunction with new construction or major rehabilitation (defined as reconstruction with a total cost of 51 percent or more of existing (pre-rehabilitation) building value. This policy shall exclude the Municipal Pier structure (Zone 1B), where walkways shall be provided as specified in the reconstruction plan approved by the City of Redondo Beach City Council on September 3, 1991.

Harbor/Pier Area-Wide Site Design and Public Improvements

- Develop a comprehensive program of consistent and well-designed signage throughout the Harbor Area for information purposes (business identification, directions, etc.) and traffic control purposes.
- Implement a program of public improvements within the Harbor Area which are conducive to and visually attractive for pedestrian activity.
- Formulate a program for landscape improvements throughout the Harbor Area; incorporating the consistent use of trees along streets and to identify specific sub-areas.
- Provide for the installation of trees throughout Harbor/Pier parking areas, in conjunction with new construction, to the maximum extent possible. This policy shall also be applicable to the renovation of existing structures and uses, which shall comply with the policy unless such compliance will cause the rehabilitated structure to fail to meet required off-street parking regulations. (In the case of renovations, the requirement of compliance with this policy shall be determined by the appropriate local Commission, on a case-by-case basis).
- Implement improvements at key entries to the Harbor Area, which establish a distinct identity for the area; elements may include signage, monuments, landscape clusters, art and sculpture, pylons, and/or flags.

This may include principal entries to the Harbor Area along Harbor Drive and the primary public parking structure from Torrance Boulevard.

- Formulate a master program for the installation of street furniture and lighting throughout the Harbor Area which are well-designed and consistent; including benches, trash receptacles, lighting, bicycle racks, phone booths, kiosks, and other pertinent elements.
- Allow for the development of a public boat launching ramp and ancillary facilities in the King Harbor and coastal area.
- Formulate a plan to complete the California Coastal Trail through Redondo Beach by continuing The Strand (including both a bike path and pedestrian path) throughout the harbor area, connecting to the existing pathway at the north and south ends of the harbor area. Where possible, The Strand shall be aligned to provide a view of the water.
- Require traffic mitigation and/or traffic impact fees in conjunction with new development and additions as determined appropriate through the environmental review process and implementation of policies of the Circulation Element of the General Plan."

SECTION 9. That the City Council hereby amends the maximum permitted height for the Crowne Plaza hotel site, Zone 6, Catalina Avenue Sub-Area (p. 116) of the Harbor/Civic Center Specific Plan to read as follows:

" Maximum Permitted Building Height

- Five (5) Stories, Sixty (60) feet (Zone 6A) (northern portion of site with existing 5-story development)
- One story, Fifteen (15) feet (Zone 6A) (southern portion of site with existing 1-story development)
- Three (3) stories, Forty (40) feet (Zone 6A) (middle portion of site with existing 3-story development)
- Two (2) Stories, Thirty (30) Feet (Zone 6B)
- Three (3) Stories, Forty-Five (45) Feet (Zone 6C)"

SECTION 10. That the City Clerk shall certify to the passage and adoption of this resolution, shall enter the same in the Book of Resolutions of said City, and shall cause the action of the City Council in adopting the same to be entered in the official minutes of said City Council.

PASSED, APPROVED, AND ADOPTED this 6th day of May, 2008.


Mike Gin, Mayor

ATTEST:

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

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. CC-0805-47 CC 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 6th day of May, 2008, by the following roll call vote:

AYES: ASPEL, CAGLE, AUST, DIELS, KILROY


NOES: NONE

ABSENT: NONE

ABSTAIN: NONE


Eleanor Manzano, City Clerk

APPROVED AS TO FORM:


Michael W. Webb, City Attorney

RESOLUTION NO. CC-0804-38

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
REDONDO BEACH, CALIFORNIA, FINDING THAT PROPOSED
LAND USE AMENDMENTS RELATING TO THE HARBOR AND PIER
AREA FALL WITHIN THE SCOPE OF AND HAVE BEEN
ADEQUATELY ANALYZED IN AN EARLIER MASTER EIR.**

WHEREAS, pursuant to section 21157.1 of the California Environmental Quality Act ("CEQA") (Pub. Resources Code, §§ 21000 *et seq.*) and section 15177 of the CEQA Guidelines (14 Cal. Code Regs. §§ 15000 *et seq.*), City staff prepared Initial Environmental Study No. 2007-03-IES-003 for the proposed amendments to the Coastal Zoning Ordinance, Coastal Land Use Plan, Harbor/Civic Center Specific Plan and General Plan for the Harbor and Pier area; and

WHEREAS, the IES No. 2007-03-IES-003 analyzed whether the proposed amendments would cause any significant effects on the environment that were not examined in the Master Environmental Impact Report certified on March 19, 2002 for the Heart of the City specific plan and whether the proposed amendments were described in the Heart of the City Master EIR as being within the scope of the Heart of the City project; and

WHEREAS, notice of the public review period for IES No. 2007-03-IES-003 was provided pursuant to CEQA section 21092 and CEQA Guidelines section 15087, and State and local laws; and

WHEREAS, IES No. 2007-03-IES-003 was circulated for public comment from March 16, 2007 through April 16, 2007; and IES No. 2007-03-IES-003 was revised and recirculated from August 30, 2007 through October 1, 2007; and

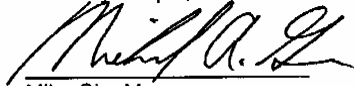
WHEREAS, the Planning Commission of the City of Redondo Beach held a duly noticed public hearing on October 30, 2007 to consider land use amendments to the Harbor and Pier area, and the public hearing was continued to November 15, 2007; the public hearing was reconvened on November 15, 2007 and again continued to December 20, 2007; the public hearing was reconvened on December 20, 2008 and again continued to January 17, 2008; and the public hearing was reconvened and completed on January 17, 2008.
WHEREAS, at the public hearing, the Planning Commission reviewed IES No. 2007-03-IES-003; and

WHEREAS, following the public hearing, the Planning Commission adopted Resolution No. 2008-01-PCR-006 recommending that the City Council adopt IES No. 2007-03-IES-003 and concur in the findings that the project falls within the scope of the earlier Master EIR for the former Heart of the City project certified on March 19, 2002, and that all potentially significant effects of the land use amendments have been analyzed adequately in that earlier Master EIR; and

WHEREAS, the City Council held a public hearing on April 8, 2008, and considered the recommendation of the Planning Commission pertaining to findings and adoption of IES No. 2007-03-IES-003

WHEREAS, notice of the April 8, 2008 public hearing before the City Council was provided pursuant to State and local laws; and

PASSED, APPROVED, AND ADOPTED this 22ND day of April, 2008.


Mike Gin, Mayor

ATTEST:

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

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. CC-0804-38 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 22nd day of April 2008, by the following roll call vote:

AYES: ASPEL, CAGLE, AUST, DIELS, KILROY


NOES: NONE

ABSENT: NONE

ABSTAIN: NONE


Eleanor Manzano, City Clerk

APPROVED AS TO FORM:


Michael W. Webb, City Attorney

ORDINANCE NO. 3013-08

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
REDONDO BEACH, CALIFORNIA, AMENDING THE COASTAL
ZONING ORDINANCE AND ZONING MAP IN CONJUNCTION
WITH COASTAL LAND USE PLAN AMENDMENTS FOR THE
HARBOR AND PIER AREA**

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

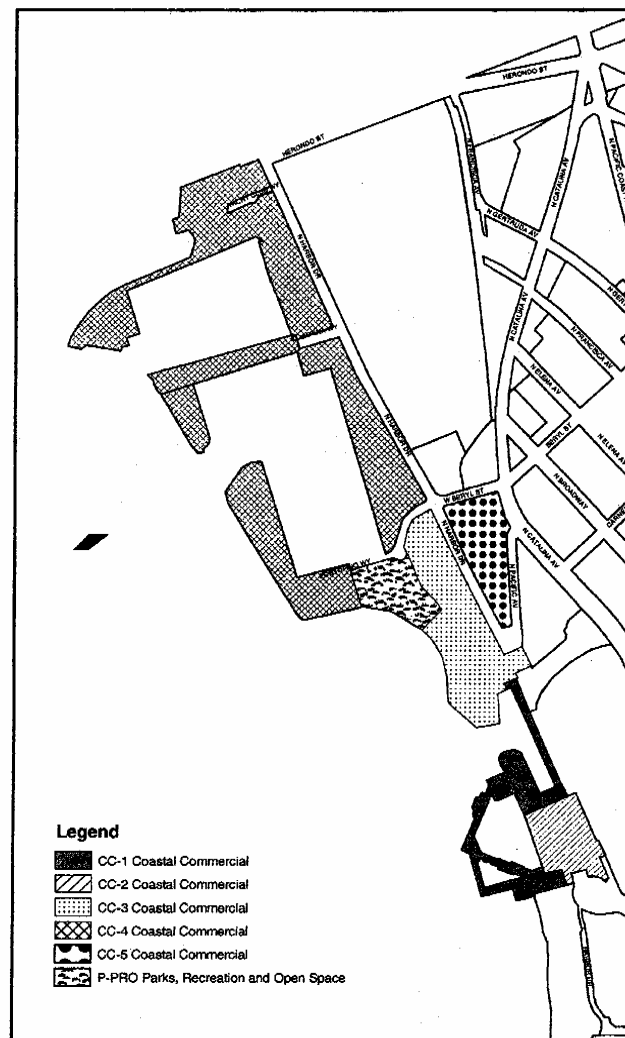
SECTION 1. FINDINGS.

- A. The City Council considered the information contained in the initial study for the proposed zoning amendments, and the City Council adopted Initial Environmental Study No. 2007-03-IES-003, finding and determining that all potentially significant effects of the land use amendments had been analyzed adequately in an earlier certified Master EIR for the former Heart of the City project, and further finding that the proposed amendments will have no impact on Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.
- B. The amendments to the Coastal Zoning Ordinance are consistent with the Coastal Land Use Plan and the Comprehensive General Plan of the City.

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

SECTION 2. The Zoning Map for the Harbor and Pier area is hereby amended as shown in the following map. (Note: Seaside Lagoon is not part of the proposed amendments and will remain with the existing P-PRO zoning).

Harbor and Pier Zoning Map Amendments



SECTION 3. Section 10-5.800, Article 2, Chapter 5, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"10-5.800 Specific purposes, CC coastal commercial zones.

In addition to the general purposes listed in Section 10-5.102, the specific purposes of the CC coastal commercial zone regulations are to:

(a) Provide for the continued evolution and use of the City's coastal-related commercial-recreational facilities and resources for the residents of Redondo Beach and surrounding communities, while ensuring that uses and development are compatible with adjacent residential neighborhoods and commercial areas;

(b) Provide for the development of coastal-dependent land uses and uses designed to enhance public opportunities for coastal recreation, including commercial retail and service facilities supporting recreational boating and fishing, and to encourage uses which:

(1) Are primarily oriented toward meeting the service and recreational needs of coastal visitors, boat users, and coastal residents seeking recreation,

(2) Are active and pedestrian-oriented while meeting the need for safe and efficient automobile access and parking,

(3) Have a balanced diversity of uses providing for both public and commercial recreational facilities,

(4) Provide regional-serving recreational facilities for all income groups by including general commercial and recreational use categories,

(5) Provide public access to nearby coastal areas, and

(6) Protect coastal resources;

(c) Strengthen the city's economic base, and provide employment opportunities close to home for residents of the City."

SECTION 4. Sections 10-5.810 to 10-5.816 are hereby added to Article 2, Chapter 5, Title 10 of the Redondo Beach Municipal Code to read as follows:

"10-5.810 Land use regulations, CC coastal commercial 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 10-2.2506. 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	CC-1	CC-2	CC-3	CC-4	CC-5	Additional Regulations See Section:
Commercial Uses						
Banks (no drive-up service)	C	C	C	C	P	10-5.811
Bars and nightclubs	C	C	C	C	C	10-5.811; 10-5.1600
Commercial recreation	C	C	C	C	C	10-5.811; 10-5.1600

Use Classifications	CC-1	CC-2	CC-3	CC-4	CC-5	Additional Regulations See Section:
Food and beverage sales	C	C	C	C	C	10-5.811
Hotels (including Limited Use Overnight Visitor Accommodations)	C	C	C	C	C	10-5.811
Marinas	C	---	C	C	---	10-5.811
Marina-related facilities:						10-5.811
Boating facilities	C	---	C	C	C	
Marine sales and services	C	C	C	C	C	
Yacht and boating clubs	---	---	C	C	C	
Offices	C	C	C	C	P	10-5.811
Personal convenience services	C	C	C	C	P	10-5.811
Personal improvement services	---	C	C	C	C	10-5.811
Restaurants	C	C	C	C	C	10-5.811
Recreational equipment rentals	---	C	C	C	---	10-5.811
Retail sales (any tenant space not exceeding 5,000 sq. ft. floor area)	P	P	P	P	P	10-5.811
Retail sales (any tenant space exceeding 5,000 sq. ft. floor area)	C	C	C	C	C	10-5.811
Snack shops	P	P	P	P	P	10-5.811
Other Uses						
Adult day care centers	---	C	C	C	C	10-5.811
Antennae for public communications	C	C	C	C	C	10-5.811
Child day care centers	---	C	C	C	C	10-5.811
Cultural institutions	C	C	C	C	C	10-5.811
Government offices	C	C	---	---	P	10-5.811
Parks, Recreation and Open Space	P	P	P	P	P	10-5.811
Parking lots	---	C	C	C	C	10-5.811
Public safety facilities	C	C	C	C	C	10-5.811
Public utility facilities	C	C	C	C	C	10-5.1614
Recreation facilities	C	C	C	C	C	10-5.811
Schools, public or private	---	C	C	C	C	10-5.811

"10-5.811 Additional land use regulations, CC coastal commercial zones.
(a) **Offices.**

(1) **CC-1 zone.** Offices are prohibited on International Boardwalk and on the Pier, except that offices for the management and operation of on-site facilities may be permitted on the Pier above the ground floor.

(2) **CC-3 and CC-4 zones.** Offices shall be located above the ground floor, except that marine-related offices, visitor-serving offices, and offices for management and operation of on-site facilities may be permitted on the ground floor. Offices shall not be the primary use within a master leasehold area or on sites that are not master leasehold areas.

(b) **Hotels.** Limited Use Overnight Visitor Accommodations (such as Timeshares, Condominium Hotels, and Fractional Ownership Hotels) shall be subject to conditions as determined through the Conditional Use Permit process and to the following requirements to ensure that the hotels are a visitor-serving use and that a broad range of visitor accommodations including lower cost accommodations is available in the Coastal Zone.

(1) Any hotel rooms for which a certificate of occupancy has been issued at the effective date of adoption of this Section shall not be permitted to be converted to a Limited Use Overnight Visitor Accommodation.

(2) Limited Use Overnight Visitor Accommodations shall be limited to no more than 40% of total new guestrooms (units) developed within a master leasehold area or on sites that are not master leasehold areas. All other guestrooms (units) shall be available to the general public on a daily, year-round basis.

(3) **Fractional Ownership Hotel.** Fractional ownership hotels may be permitted in the CC-2, CC-3, and CC-4 Coastal Commercial zones and shall be conditioned as follows:

a. A minimum of 25% of the total number of guestrooms (units) within the Fractional Ownership Hotel facility shall be available to the general public as traditional use hotel rooms year-round. A maximum of 75% of the total number of units within the facility may be owned by separate individual entities on a fractional time basis. Fractional interests sold shall not exceed three month (¼) intervals within any one-year period.

b. The hotel owner/operator shall retain control and ownership of all structures, recreational amenities, meeting space, restaurants, "back of house" and other non-guest facilities.

c. The facility shall have an on-site hotel operator to manage rental of all guestrooms/units.

d. The non-fractional use guestrooms (units) shall be available to the general public on a daily, year-round basis.

e. The hotel operator shall manage all guestrooms/units as part of the hotel inventory, which management shall include the booking of reservations, mandatory front desk check-in and check-out, maintenance, cleaning services and preparing units for use by guests and owners.

f. When an individual owner chooses not to occupy his/her unit, that unit shall be added to the pool of hotel rooms available to the general public.

g. Fractional time owners shall have limited rights to use their units including a maximum use of 90 days per calendar year with a maximum of 30 consecutive days of use during any 60 day period and a maximum of 30 days during the summer season (beginning the day before the Memorial Day weekend and ending the day after Labor Day.)

h. The hotel operator shall maintain records of usage by owners and renters and rates charged for all units, and shall be responsible for reporting Transient Occupancy Taxes based on records of use for all units, a service for which the hotel operator may charge the unit owner a reasonable fee.

i. No portion of the Fractional Ownership Hotel (neither fractional units nor traditional hotel units) may be converted to full-time occupancy condominium or any other type

of Limited Use Overnight Visitor Accommodations or other project that differs from the approved hotel units.

j. When an owner of a fractional interest in a unit chooses not to occupy his/her unit for any portion of the time allotted to him/her, that unit shall be available to the general public on the same basis as the traditional hotel units.

k. The hotel owner/operator shall be required to submit, prior to issuance of a coastal development permit, for the review and approval of the Harbor Director, a Declaration of Restrictions or CC & R's (Covenants, Conditions & Restrictions), either of which shall include:

1. All the specific restrictions listed in subsections a through k above;
2. Acknowledgement that these same restrictions are independently imposed as condition requirements of the coastal development permit;

3. A statement that provisions of the Declaration/CC & R's that reflect the requirements of a through m above cannot be changed without approval of an LCP amendment by the Coastal Commission and subsequent coastal development permit amendment. However, minor changes that do not conflict with subsections a through m above may be processed as an amendment to the coastal development permit, unless it is determined by the Harbor Director that an amendment is not legally required. If there is a section of the Declaration/CC&R's related to amendments, and the statement provided pursuant to this paragraph is not in that section, then the section on amendments shall cross-reference this statement and clearly indicate that it controls over any contradictory statements in the section of the Declaration/CC&R's on amendments.

4. The CC & R's or Declaration of Restrictions described above shall be recorded against all individual property titles simultaneously with the recordation of the condominium airspace map.

l. The hotel owner/operator or any successor-in-interest hotel owner/operator shall maintain the legal ability to ensure compliance with the terms and conditions stated above at all times in perpetuity and shall be responsible in all respects for ensuring that all parties subject to these restrictions comply with the restrictions. Each owner of a fractional interest in a unit is jointly and severally liable with the hotel owner/operator for violations of the terms and conditions hereof imposed by the special conditions of the coastal development permit. Violations of the coastal development permit can result in penalties pursuant to Public Resources Code Section 30820.

m. All documents related to the marketing and sale of the fractional interest units, including marketing materials, sales contracts, deeds, CC & R's and similar documents, shall notify buyers of the following:

1. The owners of a fractional interest in a unit are jointly and severally liable with the hotel owner/operator for any violations of the terms and conditions hereof imposed by the coastal development permit.

2. The occupancy of the units is restricted to 90 days per calendar year with a maximum of 30 consecutive days of use during any 60 day period and a maximum of 30 days during the summer season (beginning the day before the Memorial Day weekend and ending the day after Labor Day.), and when not in use by the owner, the unit shall be made available for rental by the hotel operator to the general public and that the coastal development permit contains additional restrictions on use and occupancy.

n. The hotel owner/operator and any successor-in-interest hotel owner/operator, and each future owner of a fractional interest in a unit shall obtain, prior to sale of a fractional interest, a written acknowledgement from the buyer that occupancy by the owner is limited to 90 days per calendar year with a maximum of 30 consecutive days of use during any 60 day period and a maximum of 30 days during the summer season (beginning the day before the Memorial Day weekend and ending the day after Labor Day), that the unit must be available for rental by

the hotel operator to the general public when not occupied by the owner, and that there are further restrictions on use and occupancy in the coastal development permit and the CC & R's or Declaration of Restrictions.

o. The hotel owner/operator and any successor-in-interest hotel owner/operator shall monitor and record hotel occupancy and use by the general public and the owners of a fractional interest in a unit throughout each year. The monitoring and record keeping shall include specific accounting of owner usage for each individual guestroom/unit. The records shall be sufficient to demonstrate compliance with the restrictions set forth above in this section. The hotel owner/operator shall also maintain documentation of rates paid for hotel occupancy and of advertising and marketing efforts. All such records shall be maintained for ten years and shall be made available to the City, and to the Executive Director of the Coastal Commission upon request and to the auditor required by subsection r below. Within 30 days of commencing hotel operations, the hotel owner/operator shall submit notice to the Harbor Director and to the Executive Director of the California Coastal Commission of commencement of hotel operations.

p. Within 90 days of the end of the first calendar year of hotel operations, and within 90 days of the end of each succeeding calendar year, the hotel owner/operator shall retain an independent auditing company, approved by the Harbor Director, to perform an audit to evaluate compliance with special conditions of the coastal development permit which are required by this Section regarding notice, recordkeeping, and monitoring of the Fractional Interest Hotel. The audit shall evaluate compliance by the hotel owner/operator and owners of fractional interests in a unit during the prior calendar year period. The hotel owner/operator shall instruct the auditor to prepare a report identifying the auditor's findings, conclusions and the evidence relied upon, and such report shall be submitted to the Harbor Director, for review and approval, and shall be available to the Executive Director of the Coastal Commission upon request, within six months after the conclusion of each one year period of hotel operations. After the initial five calendar years, the one-year audit period may be extended to two years upon written approval of the Harbor Director. The Harbor Director may grant such approval if each of the previous audits revealed compliance with all restrictions imposed above.

(4) **Condominium-Hotel.** Condominium-hotels may be permitted in the CC-2, CC-3, and CC-4 Coastal Commercial zones and shall be conditioned as follows:

a. The hotel owner/operator shall retain control and ownership of all structures, recreational amenities, meeting space, restaurants, "back of house" and other non-guest facilities.

b. The facility shall have an on-site hotel operator to manage rental of all guestrooms/units. Whenever any individually owned hotel unit is not occupied by its owner(s), that unit shall be available for hotel rental by the general public on the same basis as a traditional hotel room.

c. The hotel operator shall market and advertise all rooms to the general public. Unit owners may also independently market and advertise their units but all booking of reservations shall be made by and through the hotel operator.

d. The hotel operator shall manage all guestrooms/units as part of the hotel inventory, which management shall include the booking of reservations, mandatory front desk check-in and check-out, maintenance, cleaning services and preparing units for use by guests and owners, a service for which the hotel operator may charge the unit owner a reasonable fee.

e. If the hotel operator is not serving as the rental agent for an individually owned unit, then the hotel operator shall nevertheless have the right, working through the individually owned units' owners or their designated agents, to book any unoccupied room to fulfill demand, at a rate similar to comparable accommodations in the hotel. The owner or an owner's rental agent may not withhold units from use. In all circumstances, the hotel operator shall have full

access to the condominiums' reservation and booking schedule so that the operator can fulfill its booking and management obligations hereunder.

f. All guestroom/unit keys shall be electronic and created by the hotel operator upon each new occupancy to control the use of the individually owned units.

g. Unit owners shall not discourage rental of their unit or create disincentives meant to discourage rental of their unit.

h. All individually owned hotel units shall be rented a rate similar to that charged by the hotel operator for the traditional hotel rooms of a similar class or amenity level.

i. The hotel operator shall maintain records of usage by owners and renters and rates charged for all units, and shall be responsible for reporting Transient Occupancy Taxes based on records of use for all units, a service for which the hotel operator may charge the unit owner a reasonable fee.

j. Each individually owned hotel unit shall be used by its owner(s) (no matter how many owners there are) for not more than 90 days per calendar year with a maximum of 30 consecutive days of use during any 60 day period and a maximum of 30 days during the summer season (beginning the day before the Memorial Day weekend and ending the day after Labor Day.)

k. The use period limitations identified in subsection j above, shall be unaffected by multiple owners or the sale of a unit to a new owner during the calendar year, meaning that all such owners of any given unit shall be collectively subject to the use restriction as if they were a single, continuous owner.

l. No portion of the Condominium-Hotel may be converted to full-time occupancy condominium or any other type of Limited Use Overnight Visitor Accommodations or other project that differs from the approved Condominium-Hotel.

m. The hotel owner/operator shall be required to submit, prior to issuance of a coastal development permit, for the review and approval of the Harbor Director, a Declaration of Restrictions or CC & R's (Covenants, Conditions & Restrictions), either of which shall include:

1. All the specific restrictions listed in subsections a through l above;

2. Acknowledgement that these same restrictions are independently imposed as condition requirements of the coastal development permit;

3. A statement that provisions of the Declaration/CC & R's that reflect the requirements of a through m above cannot be changed without approval of an LCP amendment by the Coastal Commission and subsequent coastal development permit amendment. However, minor changes that do not conflict with subsections a through l above may be processed as an amendment to the coastal development permit, unless it is determined by the Harbor Director that an amendment is not legally required. If there is a section of the Declaration/CC&R's related to amendments, and the statement provided pursuant to this paragraph is not in that section, then the section on amendments shall cross-reference this statement and clearly indicate that it controls over any contradictory statements in the section of the Declaration/CC&R's on amendments.

n. The CC & R's or Declaration of Restrictions described above shall be recorded against all individual property titles simultaneously with the recordation of the condominium airspace map.

o. The provisions of the CC & R's or Declaration of Restrictions described above shall not be changed without approval of an amendment to the LCP by the Coastal Commission. However minor changes that do not conflict with subsections a through n above may be processed as an amendment to the coastal development permit, unless it is determined by the Harbor Director that an amendment is not legally required.

p. The hotel owner/operator or any successor-in-interest hotel owner/operator shall maintain the legal ability to ensure compliance with the terms and conditions stated above at all

times in perpetuity and shall be responsible in all respects for ensuring that all parties subject to these restrictions comply with the restrictions. Each owner of an individual guest room/condominium unit is jointly and severally liable with the hotel owner-operator for any and all violations of the terms and conditions imposed by the special conditions of the coastal development permit with respect to the use of that owner's unit. Violations of the coastal development permit can result in penalties pursuant to Public Resources Code Section 30820.

q. All documents related to the marketing and sale of the condominium interests, including marketing materials, sales contracts, deeds, CC & R's and similar documents, shall notify buyers of the following:

1. Each owner of any individual hotel unit is jointly and severally liable with the hotel owner-operator for any violations of the terms and conditions of the coastal development permit with respect to the use of that owner's unit; and

2. The occupancy of the units by owner(s) is restricted to 90 days per calendar year with a maximum of 30 consecutive days of use during any 60 day period and a maximum of 30 days during the summer season (beginning the day before the Memorial Day weekend and ending the day after Labor Day.), and when not in use by the owner, the unit shall be made available for rental by the hotel operator to the general public per the terms of the coastal development permit and that the coastal development permit contains additional restrictions on use and occupancy.

r. The hotel owner/operator and any successor-in-interest hotel owner and operator, and each future individual unit owner shall obtain, prior to sale of individual units, a written acknowledgement from the buyer that occupancy by the owner is limited to 90 days per calendar year with a maximum of 30 consecutive days of use during any 60 day period and a maximum of 30 days during the summer season (beginning the day before the Memorial Day weekend and ending the day after Labor Day), that the unit must be available for rental by the hotel operator to the general public when not occupied by the owner, and that there are further restrictions on use and occupancy in the coastal development permit and the CC & R's or Declaration of Restrictions.

s. The hotel owner/operator and any successor-in-interest hotel owner/operator shall monitor and record hotel occupancy and use by the general public and the owners of a fractional interest in a unit throughout each year. The monitoring and record keeping shall include specific accounting of owner usage for each individual guestroom/unit. The records shall be sufficient to demonstrate compliance with the restrictions set forth above in this section. The hotel owner/operator shall also maintain documentation of rates paid for hotel occupancy and of advertising and marketing efforts. All such records shall be maintained for ten years and shall be made available to the City, and to the Executive Director of the Coastal Commission upon request and to the auditor required by subsection t below. Within 30 days of commencing hotel operations, the hotel owner/operator shall submit notice to the Harbor Director and to the Executive Director of the California Coastal Commission of commencement of hotel operations.

t. Within 90 days of the end of the first calendar year of hotel operations, and within 90 days of the end of each succeeding calendar year, the hotel owner-operator shall retain an independent auditing company, approved by the Harbor Director, to perform an audit to evaluate compliance with special conditions of the coastal development permit which are required by this Section regarding occupancy restrictions, notice, recordkeeping, and monitoring of the Condominium-Hotel. The audit shall evaluate compliance by the hotel owner/operator and owners of individual hotel units during the prior one-year period. The hotel owner/operator shall instruct the auditor to prepare a report identifying the auditor's findings, conclusions and the evidence relied upon, and such report shall be submitted to the Harbor Director, for review and approval, and shall be available to the Executive Director of the Coastal Commission upon request, within six months after the conclusion of each one year period of

hotel operations. After the initial five calendar years, the one-year audit period may be extended to two years upon written approval of the Harbor Director. The Harbor Director may grant such approval if each of the previous audits revealed compliance with all restrictions imposed above.

u. A coastal development permit application for a Condominium-Hotel shall include a plan specifying how the requirements outlined in this section will be implemented. The plan must include, at a minimum, the form of the sale, deed and CC & Rs/Declaration of Restrictions that will be used to satisfy the requirements and the form of the rental program agreement to be entered into between the individual unit owners and the hotel owner/operator. The plan must demonstrate that the applicant will establish mechanisms that provide the hotel operator and any successor-in-interest hotel operator adequate legal authority to implement the requirements of this section. An acceptable plan meeting these requirements shall be incorporated into the special conditions of approval of any coastal development permit for a Condominium-Hotel. Any proposed changes to the approved plan and subsequent documents pertaining to compliance with and enforcement of the terms and conditions required by this section including deeds and CC&Rs/Declaration of Restrictions shall not occur without an amendment to the coastal development permit, unless it is determined by the Harbor Director that an amendment is not legally required.

(5) Timeshares.

a. Management of the timeshare facility shall ensure that at least 25% of the units within any given facility shall be made available each day for transient overnight accommodations during the summer season (beginning the day before the Memorial Day weekend and ending the day after Labor Day).

b. The timeshare facility shall operate as a hotel including requirements for a centralized reservations system, check-in services, advertising, security, and daily housecleaning.

c. No person shall occupy any unit or units within a given facility for more than 60 days per calendar year and no more than 30 days during the summer season (beginning the day before the Memorial Day weekend and ending the day after Labor Day).

(6) Prior to issuance of a coastal development permit for any type of hotel facility, the landowner(s) of the property(ies) or hotel owner on a leasehold upon which the existing and/or approved traditional hotel units/rooms (i.e. transient hotel rooms) are or will be developed shall execute and record a deed restriction(s), subject to the review and approval of the Harbor Director and the Executive Director of the Coastal Commission, which prohibits the conversion of traditional hotel units/rooms to any other type of ownership (e.g. limited use overnight visitor accommodations). The deed restriction(s) shall run with the land, shall be executed and consented to by the existing lessee(s) of the affected property(ies) and shall be binding on the landowner(s), lessee(s), and on all successors and assigns of the landowner(s) and lessee(s), including without limitation any future lienholders. The deed restriction(s) shall not be removed or changed without approval of an amendment to the LCP by the Coastal Commission and to the underlying coastal development permit.

(7) If the hotel owner and the hotel operator at any point become separate entities, the hotel owner and the hotel operator shall be jointly and severally responsible for ensuring compliance with the requirements identified above. If the hotel owner and hotel operator become separate entities, they shall be jointly and severally liable for violations of the terms and conditions (restrictions) identified above.

(8) **In Lieu Fee Required.** When Limited Use Overnight Visitor Accommodations are proposed, an assessment of the availability of lower cost visitor accommodations in Redondo Beach shall be completed at the time of discretionary review and an in-lieu fee in an amount necessary to off-set the lack of the preferred lower cost facilities in Redondo Beach

shall be imposed. Prior to issuance of the coastal development permit, and upon execution of an appropriate agreement between the City and the designated recipient that assures use of the in-lieu fee for the intended mitigation, the applicant shall transfer the fee to the entity designated in the agreement.

(c) **Tidelands.** (lands west of the mean high tide line as defined in the City's Tidelands Trust agreement, and other parcels so designated, excluding those parcels removed by the State's 1971 amendment to the City's Tidelands Trust agreement). Permitted uses shall be limited to those uses dedicated to public trust purposes consistent with state law. Office uses shall not be permitted except for the management and operation of on-site facilities.

(d) **Mole B.** The primary permitted uses on Mole B shall be for boating facilities (such as boating clubs, boating instruction, boat storage, Harbor Patrol, and similar support facilities); and parks and recreation and public open space. Other public uses supporting these primary uses may be permitted.

(e) **Water portion of leasehold areas.** Marinas and boating facilities in the water portion of the harbor area shall be subject to a Conditional Use Permit with all development standards determined by the decision-making body. Water areas shall not be included in calculations of floor area ratio."

"10-5.812 Development standards: CC-1 coastal commercial zone.

(a) **Floor area.**

(1) The Pier is limited to the total amount of leasable space provided for under the terms of the pier reconstruction plan, as approved by the City Council on September 3, 1991.

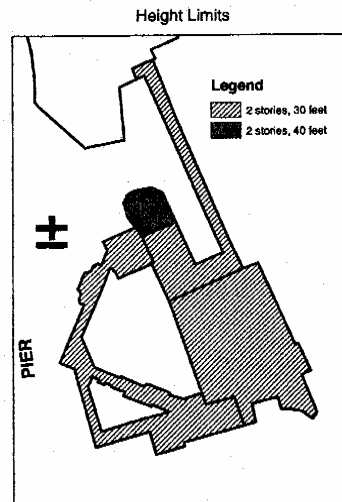
(2) The International Boardwalk floor area is limited by consistency with the other development standards in this section.

(3) Notwithstanding the above, cumulative development in all CC coastal commercial zones shall not exceed the limits established in the Coastal Land Use Plan.

(b) **Building height.** No building or structure shall exceed a height of thirty (30) feet as measured from the top of the pier deck or sidewalk grade, as applicable.

(1) Notwithstanding the above, building height up to forty (40) feet may be permitted on the Parcel 10 site (see map below).

(c) **Stories.** No building shall exceed two (2) stories.



(d) **Setbacks.** Setbacks shall be determined pursuant to the applicable review process.

(e) **Minor additions or alterations.** Minor additions or alterations to existing structures which do not result in a cumulative increase in the gross floor area of more than five (5%) percent or 500 square feet, whichever is less, within any five (5) year period may be approved by the Harbor Director provided the addition or alteration is architecturally compatible with the existing structure and does not result in the net loss of any parking spaces or create a deficiency with respect to required parking spaces. The Harbor Director may decline to make a decision on such minor addition or alteration in which case the applicant may apply for Harbor Commission Design Review.

(1) **Coastal Development Permit requirements for minor additions or alterations.** Administrative approvals of minor additions or alterations shall be subject to the requirements for approval of a Coastal Development Permit pursuant to the procedures of Section 10-5.2217 (public hearing waiver for minor development) unless the project is exempt or categorically excluded from the requirement of a Coastal Development Permit pursuant to Section 10-5.2208.

(f) **Architectural design.** The architectural design of buildings shall be consistent with the Harbor/Civic Center Specific Plan, the Pier Reconstruction Architectural Design Guidelines and Standards, and any subsequent design standards and guidelines applicable to the zone.

(g) **Public walkways.** Public walkways are required adjacent to the water's edge as specified in the pier reconstruction plan approved by the City Council on September 3, 1991 and consistent with the certified Land Use Plan. Continuous public access to and along the seaward side of International Boardwalk shall be provided.

(h) **Undergrounding of utilities.** All utilities shall be located underground, unless determined by the Building Official to be infeasible. Any utilities that must be located above ground shall be screened or buffered with appropriate landscaping or design features to decrease the adverse aesthetic impacts.

(i) **General regulations.** See Article 3 of this chapter.

- (j) **Parking.** See Article 5 of this chapter.
- (k) **Sign regulations.** See Article 6 of this chapter.
- (l) **Landscaping regulations.** See Article 7 of this chapter.
- (m) **Coastal Development Permits.** See Article 10 of this chapter.
- (n) **Procedures.** See Article 12 of this chapter.
- (o) **Water Quality Measures.** See Chapter 7, Title 5 of the Redondo Beach Municipal Code."

"10-5.813 Development standards: CC-2 coastal commercial zone.

(a) **Floor area ratio.** The floor area ratio (FAR) of all buildings in the CC-2 zone shall not exceed 0.35, except that floor area ratio bonuses may be permitted pursuant to subsection (1) of this subsection. Notwithstanding the above, cumulative development in all CC coastal commercial zones shall not exceed a net increase of 400,000 square feet of floor area based on existing land use on April 22, 2008.

(1) **Floor area ratio bonuses.**

a. A maximum 0.15 FAR bonus may be permitted on master leasehold areas or on sites that are not master leasehold areas that include hotels and/or offices above the ground floor.

b. A maximum 0.15 FAR bonus may be permitted on master leasehold areas or on sites that are not master leasehold areas that provide public open space such as public plazas, public walkways, and other public spaces totaling at least 20% of the floor area of new developments or additions. Parking areas (including landscaped areas within parking areas) shall not be counted as public spaces for purposes of qualifying for a floor area ratio bonus.

1. Open space qualifying for a floor area ratio bonus shall be accessible to the public and not be fenced or gated so as to prevent public access.

2. Open space qualifying for a floor area ratio bonus shall be contiguous to the maximum extent feasible.

3. Areas less than ten (10) feet in width shall not count as open space for purposes of qualifying for a floor area ratio bonus.

c. Granting of a floor area ratio bonus, and the amount of bonus granted, should take into account the degree to which the project meets objectives for reconfiguration of development and siting buildings along common pedestrian promenades and public plazas and the degree to which the project provides high quality and quantity of public amenities, public spaces, including clustering of public spaces, and/or other public improvements. Projects that meet these objectives to a high level may be granted a higher FAR than projects that meet the objectives to a lesser extent.

(b) **Building height.** No building or structure shall exceed a height of thirty (30) feet above the sidewalk grade of Pier Plaza (top deck of parking structure).

(c) **Stories.** No building shall exceed two (2) stories.

(d) **Setbacks.** Setbacks shall be determined pursuant to the applicable review process.

(e) **Minor additions or alterations.** Minor additions or alterations to existing structures which do not result in a cumulative increase in the gross floor area of more than five (5%) percent or 500 square feet, whichever is less, within any five (5) year period may be approved by the Harbor Director provided the addition or alteration is architecturally compatible with the existing structure and does not result in the net loss of any parking spaces or create a deficiency with respect to required parking spaces. The Harbor Director may decline to make a decision on such minor addition or alteration in which case the applicant may apply for Harbor Commission Design Review.

(1) **Coastal Development Permit requirements for minor additions or alterations.** Administrative approvals of minor additions or alterations shall be subject to the requirements for approval of a Coastal Development Permit pursuant to the procedures of Section 10-5.2217 (public hearing waiver for minor development) unless the project is exempt or categorically excluded from the requirement of a Coastal Development Permit pursuant to Section 10-5.2208.

(f) **Architectural design.** The architectural design of buildings shall be consistent with the Harbor/Civic Center Specific Plan and any subsequent design standards and guidelines applicable to the zone.

(g) **Public open space.** Public open space such as public plazas, public walkways, and other public spaces on master leasehold areas, or on sites that are not master leasehold areas shall have an area totaling at least 10% of the floor area of new developments or additions exceeding 5,000 square feet. Parking areas (including landscaped areas within parking areas) shall not be counted as public spaces.

(h) **Undergrounding of utilities.** All utilities shall be located underground, unless determined by the Building Official to be infeasible. Any utilities that must be located above ground shall be screened or buffered with appropriate landscaping or design features to decrease the adverse aesthetic impacts.

(i) **General regulations.** See Article 3 of this chapter.

(j) **Parking.** See Article 5 of this chapter.

(k) **Sign regulations.** See Article 6 of this chapter.

(l) **Landscaping regulations.** See Article 7 of this chapter.

(m) **Coastal Development Permits.** See Article 10 of this chapter.

(n) **Procedures.** See Article 12 of this chapter.

(o) **Water Quality Measures.** See Chapter 7, Title 5 of the Redondo Beach Municipal Code."

"10-5.814 Development standards: CC-3 coastal commercial zone.

(a) **Floor area ratio.** The floor area ratio (F.A.R.) shall not exceed 0.35 on master leasehold areas, or on sites that are not master leasehold areas, or on combined development sites in the CC-3 zone, except that floor area ratio bonuses may be permitted pursuant to subsection (1) of this subsection. Notwithstanding the above, cumulative development in all CC coastal commercial zones shall not exceed a net increase of 400,000 square feet of floor area based on existing land use on April 22, 2008.

(1) Floor area ratio bonuses.

a. A maximum 0.15 FAR bonus may be permitted on master leasehold areas, or on sites that are not master leasehold areas, or on combined development sites in the CC-3 zone that include hotels and/or offices above the ground floor.

b. A maximum 0.15 FAR bonus may be permitted on master leasehold areas, or on sites that are not master leasehold areas, or on combined development sites in the CC-3 zone that provide public open space such as public plazas, public walkways, and other public spaces totaling at least 20% of the floor area of new developments or additions. Parking areas (including landscaped areas within parking areas) shall not be counted as public spaces for purposes of qualifying for a floor area ratio bonus.

1. Open space qualifying for a floor area ratio bonus shall be accessible to the public and not be fenced or gated so as to prevent public access.

2. Open space qualifying for a floor area ratio bonus shall be contiguous to the maximum extent feasible.

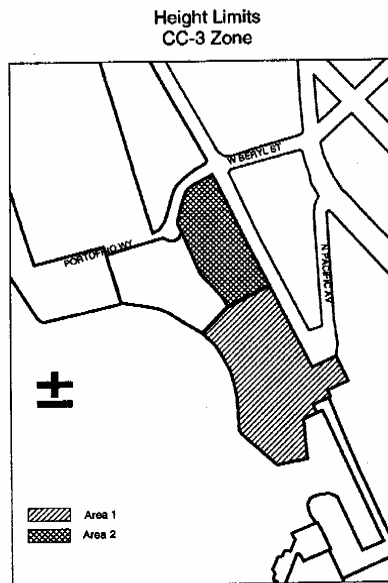
3. Areas less than ten (10) feet in width shall not count as open space for purposes of qualifying for a floor area ratio bonus.

c. Granting of a floor area ratio bonus, and the amount of bonus granted, should take into account the degree to which the project meets objectives for reconfiguration of development and siting buildings along common pedestrian promenades and public plazas and the degree to which the project provides high quality and quantity of public amenities, public spaces, including clustering of public spaces, and/or other public improvements. Projects that meet these objectives to a high level may be granted a higher FAR than projects that meet the objectives to a lesser extent.

(b) **Building height and stories.** Height shall be measured from the existing sidewalk grade at Harbor Drive at the point nearest to the building or structure.

(1) **South of existing southerly boundary of Seaside Lagoon (Area 1 in the illustration below).** No building shall exceed two (2) stories and a height of thirty-seven (37) feet south of the southerly existing boundary of Seaside Lagoon. In this area, no more than fifty (50%) of the cumulative building footprint area shall exceed one story and a height of twenty-four (24) feet. Views from Czuleger Park shall be protected by ensuring that two story buildings are not clustered or lined up in a manner that creates a wall-like impact on views from the park.

(2) **North of existing southerly boundary of Seaside Lagoon (Area 2 in the illustration below).** No building shall exceed a height of forty-five (45) feet and a maximum of three (3) stories north of the southerly existing boundary of Seaside Lagoon.



(c) **Setbacks.** Setbacks shall be determined pursuant to the applicable review process.

(d) **Minor additions or alterations.** Minor additions or alterations to existing structures which do not result in a cumulative increase in the gross floor area of more than five (5%) percent or 500 square feet, whichever is less, within any five (5) year period may be approved by the Harbor Director provided the addition or alteration is architecturally compatible with the existing structure and does not result in the net loss of any parking spaces or create a

deficiency with respect to required parking spaces. The Harbor Director may decline to make a decision on such minor addition or alteration in which case the applicant may apply for Harbor Commission Design Review.

(1) **Coastal Development Permit requirements for minor additions or alterations.** Administrative approvals of minor additions or alterations shall be subject to the requirements for approval of a Coastal Development Permit pursuant to the procedures of Section 10-5.2217 (public hearing waiver for minor development) unless the project is exempt or categorically excluded from the requirement of a Coastal Development Permit pursuant to Section 10-5.2208.

(e) **Architectural design and site development.** The architectural design of buildings and site development shall be consistent with the Harbor/Civic Center Specific Plan and any subsequent design standards and guidelines applicable to the zone.

(f) **Public Esplanade.** A minimum twelve (12) foot wide paved public esplanade adjacent to the water's edge, providing continuous public access to and along the waterfront and helping complete the California Coastal Trail through Redondo Beach, shall be provided in conjunction with new construction or major rehabilitation (defined as reconstruction with a total valuation of fifty-one (51%) percent or more of the pre-rehabilitation value).

(g) **Public open space.** Public open space such as public plazas, public walkways, and other public spaces on master leasehold areas, or on sites that are not master leasehold areas, or on combined development sites shall have an area totaling at least 10% of the floor area of new developments or additions exceeding 5,000 square feet. Parking areas (including landscaped areas within parking areas) shall not be counted as public spaces.

(h) **Undergrounding of utilities.** All utilities shall be located underground, unless determined by the Building Official to be infeasible. Any utilities that must be located above ground shall be screened or buffered with appropriate landscaping or design features to decrease the adverse aesthetic impacts.

(i) **General regulations.** See Article 3 of this chapter.

(j) **Parking.** See Article 5 of this chapter.

(k) **Sign regulations.** See Article 6 of this chapter.

(l) **Landscaping regulations.** See Article 7 of this chapter.

(m) **Coastal Development Permits.** See Article 10 of this chapter.

(n) **Procedures.** See Article 12 of this chapter.

(o) **Water Quality Measures.** See Chapter 7, Title 5 of the Redondo Beach Municipal Code."

"10-5.815 Development standards: CC-4 coastal commercial zone.

(a) **Floor area ratio.** The floor area ratio (F.A.R.) shall not exceed 0.35 on master leasehold areas, or on sites that are not master leasehold areas, or on combined development sites in the CC-4 zone, except that floor area ratio bonuses may be permitted pursuant to subsection (1) of this subsection. Notwithstanding the above, cumulative development in all CC coastal commercial zones shall not exceed a net increase of 400,000 square feet of floor area based on existing land use on April 22, 2008.

(1) **Floor area ratio bonuses.**

a. A maximum 0.15 FAR bonus may be permitted on master leasehold areas, or on sites that are not master leasehold areas, or on combined development sites in the CC-4 zone that include hotels and/or offices above the ground floor.

b. A maximum 0.15 FAR bonus may be permitted on master leasehold areas, or on sites that are not master leasehold areas, or on combined development sites in the CC-4 zone that provide public open space such as public plazas, public walkways, and other public spaces totaling at least 20% of the floor area of new developments or

additions. Parking areas (including landscaped areas within parking areas) shall not be counted as public spaces for purposes of qualifying for a floor area ratio bonus.

1. Open space qualifying for a floor area ratio bonus shall be accessible to the public and not be fenced or gated so as to prevent public access.

2. Open space qualifying for a floor area ratio bonus shall be contiguous to the maximum extent feasible.

3. Areas less than ten (10) feet in width shall not count as open space for purposes of qualifying for a floor area ratio bonus.

c. Granting of a floor area ratio bonus, and the amount of bonus granted, should take into account the degree to which the project meets objectives for reconfiguration of development and siting buildings along common pedestrian promenades and public plazas and the degree to which the project provides high quality and quantity of public amenities, public spaces, including clustering of public spaces, and/or other public improvements. Projects that meet these objectives to a high level may be granted a higher FAR than projects that meet the objectives to a lesser extent.

(2) **Sub-area 2.** On Mole B and on portions of leaseholds in sub-area 2 as shown in the illustration in subsection (c) of this section, F.A.R. shall not exceed 0.25.

(b) **Building height.** Height shall be measured from the existing sidewalk grade at Harbor Drive at the point nearest to the building or structure.

(1) No building or structure shall exceed a height of forty-five (45) feet in Area 1 as shown in the illustration below.

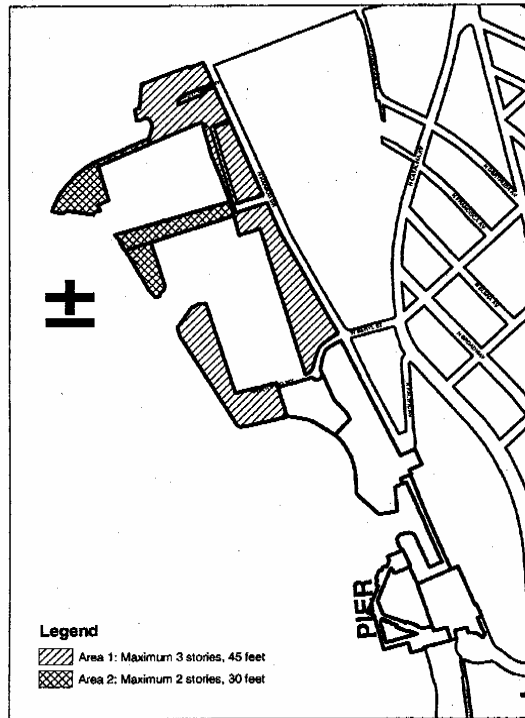
(2) No building or structure shall exceed a height of thirty (30) feet in Area 2 as shown in the illustration below.

(c) **Stories.**

(1) No building shall exceed three (3) stories in Area 1 as shown in the illustration below.

(2) No building shall exceed two (2) stories in Area 2 as shown in the illustration below.

Height Limits
CC-4 Zone



(d) **Setbacks.** Setbacks shall be determined pursuant to the applicable review process.

(e) **Minor additions or alterations.** Minor additions or alterations to existing structures which do not result in a cumulative increase in the gross floor area of more than five (5%) percent or 500 square feet, whichever is less, within any five (5) year period may be approved by the Harbor Director provided the addition or alteration is architecturally compatible with the existing structure and does not result in the net loss of any parking spaces or create a deficiency with respect to required parking spaces. The Harbor Director may decline to make a decision on such minor addition or alteration in which case the applicant may apply for Harbor Commission Design Review.

(1) **Coastal Development Permit requirements for minor additions or alterations.** Administrative approvals of minor additions or alterations shall be subject to the requirements for approval of a Coastal Development Permit pursuant to the procedures of Section 10-5.2217 (public hearing waiver for minor development) unless the project is exempt or categorically excluded from the requirement of a Coastal Development Permit pursuant to Section 10-5.2208.

(f) **Architectural design and site development.** The architectural design of buildings and site development shall be consistent with the Harbor/Civic Center Specific Plan and any subsequent design standards and guidelines applicable to the zone.

(g) **Public Esplanade.** A minimum twelve (12) foot wide paved public esplanade adjacent to the water's edge, providing continuous public access to and along the waterfront and helping complete the California Coastal Trail through Redondo Beach, shall be provided in conjunction with new construction or major rehabilitation (defined as reconstruction with a total valuation of fifty-one (51%) percent or more of the pre-rehabilitation value). On sites where new development or major reconstruction is not proposed, and where the location of existing buildings makes it infeasible to provide such esplanade adjacent to the water's edge, alternatives for the continuation of the Public Esplanade as a partial or full cantilever over the water with a minimum 10-foot width shall be considered subject to Harbor Commission Design Review. Any portions of the public esplanade over the water shall be designed to minimize impacts on other marina uses.

(g) **Public open space.** Public open space such as public plazas, public walkways, and other public spaces on master leasehold areas, or on sites that are not master leasehold areas, or on combined development sites shall have an area totaling at least 10% of the floor area of new developments or additions exceeding 5,000 square feet. Parking areas (including landscaped areas within parking areas) shall not be counted as public spaces.

(including landscaped areas within parking areas) shall not be counted as public spaces.

(h) **Undergrounding of utilities.** All utilities shall be located underground, unless determined by the Building Official to be infeasible. Any utilities that must be located above ground shall be screened or buffered with appropriate landscaping or design features to decrease the adverse aesthetic impacts.

(i) **Parking.** The parking provisions of Article 5 of this chapter shall apply. Large expanses of asphalt and surface parking areas should be avoided close to the water's edge, except for parking areas serving boating facilities between Marina Way and Portofino Way.

(j) **General regulations.** See Article 3 of this chapter.

(j) **Sign regulations.** See Article 6 of this chapter.

(k) **Landscaping regulations.** See Article 7 of this chapter.

(l) **Coastal Development Permits.** See Article 10 of this chapter.

(m) **Procedures.** See Article 12 of this chapter.

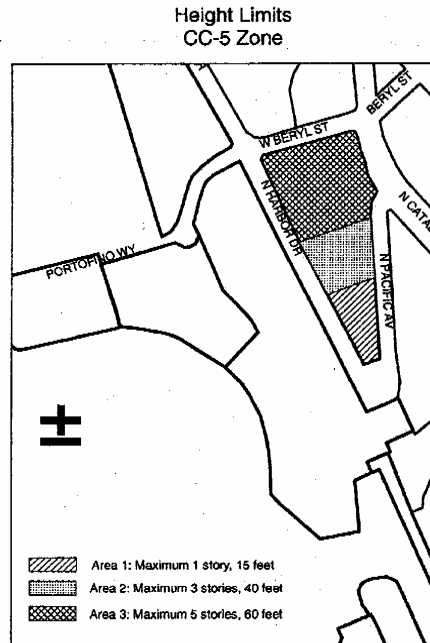
(n) **Water Quality Measures.** See Chapter 7, Title 5 of the Redondo Beach Municipal Code."

"10-5.816 Development standards: CC-5 coastal commercial zone.

(a) **Floor area ratio.** The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 2.25. Notwithstanding the above, cumulative development in all CC coastal commercial zones shall not exceed a net increase of 400,000 square feet of floor area based on existing land use on April 22, 2008.

(b) **Building height.** No building or structure shall exceed a height of fifteen (15) feet in Area 1, forty (40) feet in Area 2, and sixty (60) feet in Area 3 (see illustration below).

(c) **Stories.** No building shall exceed one story in Area 1, three (3) stories in Area 2, and five (5) stories in Area 3 (see illustration below).



(d) **Setbacks.** Setbacks shall be determined pursuant to the applicable review process.

(e) **Minor additions or alterations.** Minor additions or alterations to existing structures which do not result in a cumulative increase in the gross floor area of more than five (5%) percent or 500 square feet, whichever is less, within any five (5) year period may be approved by the Harbor Director provided the addition or alteration is architecturally compatible with the existing structure and does not result in the net loss of any parking spaces or create a deficiency with respect to required parking spaces. The Harbor Director may decline to make a decision on such minor addition or alteration in which case the applicant may apply for Harbor Commission Design Review.

(1) **Coastal Development Permit requirements for minor additions or alterations.** Administrative approvals of minor additions or alterations shall be subject to the requirements for approval of a Coastal Development Permit pursuant to the procedures of Section 10-5.2217 (public hearing waiver for minor development) unless the project is exempt or categorically excluded from the requirement of a Coastal Development Permit pursuant to Section 10-5.2208.

(f) **Architectural design and site development.** The architectural design of buildings and site development shall be consistent with the Harbor/Civic Center Specific Plan and any subsequent design standards and guidelines applicable to the zone.

(g) **Undergrounding of utilities.** All utilities shall be located underground, unless determined by the Building Official to be infeasible. Any utilities that must be located above ground shall be screened or buffered with appropriate landscaping or design features to decrease the adverse aesthetic impacts.

(h) **General regulations.** See Article 3 of this chapter.

- (i) **Parking.** See Article 5 of this chapter.
- (j) **Sign regulations.** See Article 6 of this chapter.
- (k) **Landscaping regulations.** See Article 7 of this chapter.
- (l) **Coastal Development Permits.** See Article 10 of this chapter.
- (m) **Procedures.** See Article 12 of this chapter.
- (n) **Water Quality Measures.** See Chapter 7, Title 5 of the Redondo Beach Municipal Code."

SECTION 5. Section 10-5.802, Article 2, Chapter 5, Title 10 of the Redondo Beach Municipal Code is hereby deleted.

SECTION 6. Subsection (i) of Section 10-5.201, Article 1, Chapter 5, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

" (i) **References to classes of zones.** References to "residential zones" shall include the R-1, R-2, R-3A, RMD, and RH zones. References to "commercial zones" shall include the C-2, C-3, C-4, C-5, and the CC coastal commercial zones. References to "commercial" or "mixed use" zones shall include the MU-2 and MU-3 zones. Reference to "public zones" shall include all P zones."

SECTION 7. Section 10-5.300, Article 1, Chapter 5, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"10-5.300 Designation of zones.

For the purposes related to the orderly development of the City, and in order to carry out the provisions of this chapter, the Coastal Zone of the City is divided into the following zones:

- (a) **Residential.**
 - (1) R-1 Single-Family Residential Zone.
 - (2) R-2 Low Density Multiple-Family Residential Zone.
 - (3) R-3A Low Density Multiple-Family Residential Zones.
 - (4) RMD Medium Density Multiple-Family Residential Zone.
 - (5) RH High Density Multiple-Family Residential Zones: RH-1, RH-2, and RH-3.
- (b) **Commercial.**
 - (1) C-2 Commercial Zones: C-2, C-2A, C-2B, and C-2-PD.
 - (2) C-3 Commercial Zones: C-3, C-3A, C-3B and C-3-PD.
 - (3) C-4 Commercial Zones: C-4 and C-4-PD.
 - (4) C-5 Commercial Zones: C-5A.
 - (5) CC Coastal Commercial Zones: CC-1, CC-2, CC-3, CC-4 and CC-5.
- (c) **Mixed Use.**
 - (1) MU-2 Mixed Use Zone.
 - (2) MU-3 Mixed Use Zones: MU-3, MU-3B, and MU-3C.
- (d) **Public and Institutional.**
 - (1) P-CIV Civic Center Zone.
 - (2) P-RVP Riviera Village Parking Zone.
 - (3) P-CF Community Facility Zone.
 - (4) P-PRO Parks, Recreation, and Open Space Zone.
 - (5) P-ROW Right-of-Way Zone.
 - (6) P-GP Generating Plant Zone.
- (e) **Industrial.**

- (1) I-2 Industrial Zones: I-2A.
(f) **Overlay Zones.**
(1) (H) Historic Overlay Zone.
(2) (PLD) Planned Development Overlay Zone.
(3) (MU) Mixed-use Overlay Zone.
(4) (RIV) Riviera Village Overlay Zone."

SECTION 8. Subsection (94) of subsection (a) of Section 10-5.402, Article 1, Chapter 5, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"(94) **"Hotel" or "motel"** shall mean an establishment offering lodging for a period of thirty (30) consecutive calendar days or less, counting portions of calendar days as full days. This classification includes public meeting rooms and eating, drinking, and banquet services associated with the facility. Establishments as defined above shall provide kitchens in no more than fifty (50%) percent of guest units, except that kitchens may be provided in all Limited Use Overnight Visitor Accommodations.

a. "Condominium-Hotel" means a facility providing overnight visitor accommodations where ownership of at least some of the individual guestrooms (units) within the larger building or complex is in the form of separate condominium ownership interests, as defined in California Civil Code section 1351(f). The primary function of the Condominium-Hotel is to provide overnight transient visitor accommodations within every unit that is available to the general public on a daily basis year-round, while providing both general public availability and limited owner occupancy of those units that are in the form of separate condominium ownership interests.

b. "Fractional Ownership Hotel" means a facility providing overnight visitor accommodations where at least some of the guestrooms (units) within the facility are owned separately by multiple owners on a fractional time basis. A fractional time basis means that an owner receives exclusive right to use of the individual unit for an interval of not less than two (2) months and not more than three (3) months per year and each unit available for fractional ownership will have multiple owners.

c. "Hotel Owner/Operator" means the entity that owns and operates a hotel. If the hotel operator is separate from the hotel owner both are jointly and severally responsible for ensuring compliance with the requirements described in this Local Coastal Program (LCP) and/or recorded against the property, as well as jointly and severally liable for violations of said requirements and restrictions.

d. "Limited Use Overnight Visitor Accommodations" means any hotel, motel, or other similar facility that provides overnight visitor accommodations wherein a purchaser receives the right in perpetuity, for life, or a term of years, to the recurrent, exclusive use or occupancy of a lot, parcel, unit, room(s), or segment of the facility, annually or on some other seasonal or periodic basis, for a period of time that has been or will be allotted from the use or occupancy periods into which the facility has been divided and shall include, but not be limited to Timeshare, Condominium-Hotel, Fractional Ownership Hotel, or uses of a similar nature.

e. "Timeshare" means any facility wherein a purchaser receives ownership rights in or the right to use accommodations for intervals not exceeding two (2) weeks per interval during any given year, on a recurring basis for more than one year, but not necessarily for consecutive years."

SECTION 9. Subsection (114) of subsection (a) of Section 10-5.402, Article 1, Chapter 5, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"(114) **"Marina-related facilities"** shall include:

- a. **Boating facilities.** Includes boat launching ramps, mechanical boat launching facilities, boat docks, boat and jet-ski rental, sportfishing fleets, excursion boat rides, marine transportation services, service afloat fuel docks, pump-out stations, and associated facilities serving boat users. Support facilities include, but are not limited to, restrooms for marina users, laundry facilities, lockers, boater lounges, marina picnic areas, marina offices, and other facilities deemed by the City to be dedicated to use by patrons of the marinas.
- b. **Marine sales and services.** Establishments providing supplies, equipment and/or services for shipping or pleasure boating. Typical uses include chandleries, yacht brokerage and sales, boat yards, boat docks, and sail-making lofts.
- c. **Yacht and boating clubs.** Meeting, recreational, or social facilities of a private or nonprofit boating organization primarily for use by members and/or guests."

SECTION 10. Subsection (141) of subsection (a) of Section 10-5.402, Article 1, Chapter 5, Title 10 of the Redondo Beach Municipal Code is hereby added to read as follows and existing subsections (141) to (178) are renumbered as subsections (142) to (179):

(141) **"Recreational equipment rental"** shall mean an establishment primarily engaged in the rental of bikes, skates, surfboards, segways, and similar recreational equipment. This classification does not include rental of vehicles.

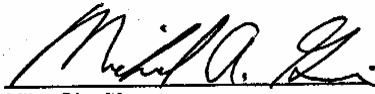
SECTION 11. Attachments A, B, and C to Chapter 5, Title 10 of the Redondo Beach Municipal Code, containing the standards of the repealed Heart of the City Specific Plan, are hereby deleted.

SECTION 12. 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 13. 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 14. 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. For purposes of approving Coastal Development Permits, this ordinance shall be effective on the date of certification by the Coastal Commission.

PASSED, APPROVED, AND ADOPTED this 6th day of May, 2008.


Mike Gin, Mayor

ATTEST:

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

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Ordinance No. 3013-08 was duly introduced at a regular meeting of the City Council held on the 22nd day of April, 2008, and was duly approved and adopted by the City Council at a regular meeting of said City Council held on the 6th day of May, 2008, by the following vote:

AYES: ASPEL, CAGLE, AUST, DIELS, KILROY


NOES: NONE

ABSENT: NONE

ABSTAIN: NONE


Eleanor Manzano, City Clerk

APPROVED AS TO FORM:


Michael W. Webb, City Attorney

ORDINANCE NO. 3014-08

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
REDONDO BEACH, CALIFORNIA, AMENDING THE ZONING
ORDINANCE IN CONJUNCTION WITH AMENDMENTS TO THE
COASTAL ZONING ORDINANCE FOR THE HARBOR AND
PIER AREA**

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

SECTION 1. FINDINGS.

- A. The City Council considered the information contained in the initial study for the proposed zoning amendments, and the City Council adopted Initial Environmental Study No. 2007-03-IES-003, finding and determining that all potentially significant effects of the land use amendments had been analyzed adequately in an earlier certified Master EIR for the former Heart of the City project, and further finding that the proposed amendments will have no impact on Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.
- B. The amendments to the Zoning Ordinance are consistent with the Local Coastal Program and the Comprehensive General Plan of the City.

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

SECTION 2. Subsection (i) of Section 10-2.201, Article 1, Chapter 2, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

" (i) **References to classes of zones.** References to "residential zones" shall include the R-1, R-1-A, R-2, R-3, RMD, RH and R-MHP zones. References to "commercial zones" shall include the C-1, C-2, C-3, C-4, C-5, and the CC coastal commercial zones. References to "commercial" or "mixed use" zones shall include the CR, MU-1, MU-2, and MU-3 zones. References to "industrial zones" shall include the I-1, I-2 and IC-1 zones. Reference to "public zones" shall include all P zones."

SECTION 3. Section 10-2.300, Article 1, Chapter 2, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"10-2.300 Designation of zones.

For the purposes related to the orderly development of the City, and in order to carry out the provisions of this chapter, the City is divided into the following zones:

- (a) **Residential.**
 - (1) R-1 Single-Family Residential Zone.
 - (2) R-1A Single-Family Residential Zone.
 - (3) R-2 Low Density Multiple-Family Residential Zone.

- RH-3.
- (4) R-3 Low Density Multiple-Family Residential Zones: R-3 and R-3A.
 - (5) RMD Medium Density Multiple-Family Residential Zone.
 - (6) RH High Density Multiple-Family Residential Zones: RH-1, RH-2, and
- (b) **Commercial.**
- (1) C-1 Commercial Zone.
 - (2) C-2 Commercial Zones: C-2, C-2A, C-2B, and C-2-PD.
 - (3) C-3 Commercial Zones: C-3, C-3A, C-3B and C-3-PD.
 - (4) C-4 Commercial Zones: C-4, C-4A, and C-4-PD.
 - (5) C-5 Commercial Zones: C-5A.
 - (6) CC Coastal Commercial Zones: CC-1, CC-2, CC-3, CC-4 and CC-5.
- (c) **Mixed Use.**
- (1) MU-1 Mixed Use Zone.
 - (2) MU-2 Mixed Use Zone.
 - (3) MU-3 Mixed Use Zones: MU-3, MU-3A, MU-3B, and MU-3C.
 - (4) CR Regional Commercial Zone.
- (d) **Industrial.**
- (1) I-1 Industrial Zones: I-1, I-1A, and I-1B.
 - (2) I-2 Industrial Zones: I-2 and I-2A.
 - (3) IC-1 Industrial-Commercial Zone.
- (e) **Public and Institutional.**
- (1) P-CIV Civic Center Zone.
 - (2) P-RVP Riviera Village Parking Zone.
 - (3) P-ROW Right-of-Way Zone.
 - (4) P-CF Community Facility Zone.
 - (5) P-PRO Parks, Recreation, and Open Space Zone.
 - (6) P-SF School Facility Zone.
 - (7) P-GP Generating Plant Zone.
- (f) **Overlay Zones.**
- (1) (H) Historic Overlay Zone.
 - (2) (PLD) Planned Development Overlay Zone.
 - (3) (MU) Mixed-use Overlay Zone.
 - (4) (RIV) Riviera Village Overlay Zone."

SECTION 4. Subsection (81) of subsection (a) of Section 10-2.402 Article 1, Chapter 2, Title 10 of the Redondo Beach Municipal Code Section 10-2.300, Article 1, Chapter 2, Title 10 of the Redondo Beach Municipal Code is hereby deleted (definition of "Heart of the City Specific Plan").

SECTION 5. Subsection (78) is hereby added to subsection (a) of Section 10-2.402 Article 1, Chapter 2, Title 10 of the Redondo Beach Municipal Code Section to read as follows and existing subsections (78) to (80) are renumbered as subsections (79) to (81):

"(78) **"Harbor/Civic Center Specific Plan"** shall mean the Harbor/Civic Center Specific Plan of the City of Redondo Beach, adopted by the City Council."

SECTION 6. Subsection (88) of subsection (a) of Section 10-2.402 Article 1, Chapter 2, Title 10 of the Redondo Beach Municipal Code Section 10-2.300, Article 1, Chapter 2, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"(88) **"Hotel" or "motel"** shall mean an establishment offering lodging for a period of thirty (30) consecutive calendar days or less, counting portions of calendar days as full days. This classification includes public meeting rooms and eating, drinking, and banquet services associated with the facility. Establishments as defined above shall provide kitchens in no more than fifty (50%) percent of guest units, except that kitchens may be provided in all Limited Use Overnight Visitor Accommodations.

a. **"Condominium-Hotel"** means a facility providing overnight visitor accommodations where ownership of at least some of the individual guestrooms (units) within the larger building or complex is in the form of separate condominium ownership interests, as defined in California Civil Code section 1351(f). The primary function of the Condominium-Hotel is to provide overnight transient visitor accommodations within every unit that is available to the general public on a daily basis year-round, while providing both general public availability and limited owner occupancy of those units that are in the form of separate condominium ownership interests.

b. **"Fractional Ownership Hotel"** means a facility providing overnight visitor accommodations where at least some of the guestrooms (units) within the facility are owned separately by multiple owners on a fractional time basis. A fractional time basis means that an owner receives exclusive right to use of the individual unit for an interval of not less than two (2) months and not more than three (3) months per year and each unit available for fractional ownership will have multiple owners.

c. **"Hotel Owner/Operator"** means the entity that owns and operates a hotel. If the hotel operator is separate from the hotel owner both are jointly and severally responsible for ensuring compliance with the requirements described in this Local Coastal Program (LCP) and/or recorded against the property, as well as jointly and severally liable for violations of said requirements and restrictions.

d. **"Limited Use Overnight Visitor Accommodations"** means any hotel, motel, or other similar facility that provides overnight visitor accommodations wherein a purchaser receives the right in perpetuity, for life, or a term of years, to the recurrent, exclusive use or occupancy of a lot, parcel, unit, room(s), or segment of the facility, annually or on some other seasonal or periodic basis, for a period of time that has been or will be allotted from the use or occupancy periods into which the facility has been divided and shall include, but not be limited to Timeshare, Condominium-Hotel, Fractional Ownership Hotel, or uses of a similar nature.

e. **"Timeshare"** means any facility wherein a purchaser receives ownership rights in or the right to use accommodations for intervals not exceeding two (2) weeks per interval during any given year, on a recurring basis for more than one year, but not necessarily for consecutive years."

SECTION 7. Subsection (105) of subsection (a) of Section 10-2.402 Article 1, Chapter 2, Title 10 of the Redondo Beach Municipal Code Section 10-2.300, Article 1, Chapter 2, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"(105) **"Marina-related facilities"** shall include:

a. **Boating facilities.** Includes boat launching ramps, mechanical boat launching facilities, boat docks, boat and jet-ski rental, sportfishing fleets, excursion boat rides, marine transportation services, service afloat fuel docks, pump-out stations, and associated facilities serving boat users. Support facilities include, but are not limited to, restrooms for marina users, laundry facilities, lockers, boater lounges, marina picnic areas, marina offices, and other facilities deemed by the City to be dedicated to use by patrons of the marinas.

b. **Marine sales and services.** Establishments providing supplies, equipment and/or services for shipping or pleasure boating. Typical uses include chandleries, yacht brokerage and sales, boat yards, boat docks, and sail-making lofts.

c. **Yacht and boating clubs.** Meeting, recreational, or social facilities of a private or nonprofit boating organization primarily for use by members and/or guests."

SECTION 8. Subsection (129) is hereby added to subsection (a) of Section 10-2.402 Article 1, Chapter 2, Title 10 of the Redondo Beach Municipal Code Section to read as follows and existing subsections (129) to (168) are renumbered as subsections (130) to (169):

"(129) **"Recreational equipment rental"** shall mean an establishment primarily engaged in the rental of bikes, skates, surfboards, segways, and similar recreational equipment. This classification does not include rental of vehicles."

SECTION 9. Section 10-2.644, Article 2, Chapter 2, Title 10 of the Redondo Beach Municipal Code is hereby deleted.

SECTION 10. Section 10-2.800, Article 2, Chapter 2, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows:

"10-2.800 CC Coastal Commercial zones.

All development and uses in the CC Coastal Commercial zones are subject to the applicable standards and requirements of Sections 10-5.800 through 10-5.816 of Chapter 5, Title 10 of the Redondo Beach Municipal Code (Zoning Ordinance for the Coastal Zone)."

SECTION 11. Section 10-2.802, Article 2, Chapter 2, Title 10 of the Redondo Beach Municipal Code is hereby deleted.

SECTION 12. **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 13. **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 14. **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 6th day of May, 2008.


Mike Gin, Mayor

ATTEST:

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

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Ordinance No. 3014-08 was duly introduced at a regular meeting of the City Council held on the 22nd day of April, 2008, and was duly approved and adopted by the City Council at a regular meeting of said City Council held on the 6th day of May, 2008, by the following vote:

AYES: ASPEL, CAGLE, AUST, DIELS, KILROY

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE


Eleanor Manzano, City Clerk

APPROVED AS TO FORM:


Michael W. Webb, City Attorney

RESOLUTION NO. CC-0508-84

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. 2971-05, ORDINANCE NO. 2972-05, AND RESOLUTION NO. CC-0508-83 RELATING TO LAND USE AND DEVELOPMENT STANDARDS FOR THE AREA BOUNDED BY N. CATALINA AVENUE, BERYL STREET, N. HARBOR DRIVE, AND HERONDO STREET IN AREA 2 OF THE COASTAL ZONE, 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. 2971-05, Ordinance No. 2972-05, and Resolution No. CC-0508-83 on August 2, 2005 approving amendments to the Redondo Beach Local Coastal Program (LCP) relating to land use and development standards applicable to the area bounded by N. Catalina Avenue, Beryl Street, N. Harbor Drive, and Herondo Street in Area 2 of the Coastal Zone; and

WHEREAS, the amendments to the LCP contained in Ordinance No. 2971-05, Ordinance No. 2972-05, and Resolution No. CC-0508-83 were considered at a public hearing held before the City Council on July 19, 2005; 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. The City Council hereby certifies that the LCP as amended by Ordinance No. 2971-05, Ordinance No. 2972-05, and Resolution No. CC-0508-83 is intended to be carried out in a manner that is fully in conformity with the Coastal Act, and the submittal of the LCP amendments to the Coastal Commission is consistent with Section 30510 of the Public Resources Code of the State of California.

SECTION 2. The City Council hereby finds that the LCP as amended by Ordinance No. 2971-05, Ordinance No. 2972-05, and Resolution No. CC-0508-83 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. 2971-05, Ordinance No. 2972-05, and Resolution No. CC-0508-83 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. 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 2nd day of August, 2005.


Mike Gin, Mayor

ATTEST:

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

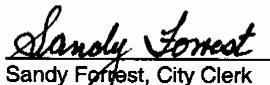
I, Sandy Forrest, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. CC-0508-84 was duly passed, approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 2nd day of August, 2005, by the following roll call vote:

AYES: Cagle, Szerlip, Diels, Parsons

NOES: None

ABSENT: Aspel

ABSTAIN: None


Sandy Forrest, City Clerk

APPROVED AS TO FORM:


Michael W. Webb, City Attorney

RESOLUTION NO. CC-0508-83

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
REDONDO BEACH, CALIFORNIA, AMENDING THE COASTAL
LAND USE PLAN FOR THE AREA BOUNDED BY N. CATALINA
AVENUE, BERYL STREET, N. HARBOR DRIVE, AND
HERONDO STREET**

WHEREAS, on March 8, 2005 an advisory vote was held on two community-proposed visions for the area including the AES Generating Plant site and other properties west of Catalina Avenue and east of the power plant, and the vision proposing parks and open space for this area gained the majority of the votes; and

WHEREAS, the City is currently investigating funding options for development of parks and open space on the properties in response to the advisory vote; and

WHEREAS, parks, recreation, and open space are not currently listed as permitted uses for the power generating plant site and other commercial and industrial areas west of Catalina Avenue; and

WHEREAS, the Planning Commission of the City of Redondo Beach held a public hearing on June 16, 2005 and adopted Resolution No. 2005-06-PCR-047 recommending approval of the proposed amendments to the Coastal Land Use Plan (LUP), Coastal Zoning Ordinance, Land Use Element of the General Plan and Harbor/Civic Center Specific Plan, relating to land use and development standards for the area bounded by N. Catalina Avenue, Beryl Street, N. Harbor Drive, and Herondo Street; and

WHEREAS, the City Council held a public hearing on July 19, 2005 to consider the proposed amendments to the LUP, Coastal Zoning Ordinance, General Plan, and Harbor/Civic Center Specific Plan.

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

SECTION 1. FINDINGS:

- A. The amendments to the LUP are consistent with the land use and development standards that existed prior to the adoption of the "Heart of the City Specific Plan" in March 2002, with the addition of parks, recreation, and open space as permitted uses for the power generating plant site and other commercial and industrial areas west of Catalina Avenue;
- B. The amendments to the LUP are consistent with concurrent amendments to the Coastal Zoning Ordinance;
- C. The proposed Local Coastal Program is intended to be carried out in a manner that is fully in conformity with the Coastal Act;
- D. The proposed amendments to the LUP meet the requirements of and are in conformity with the policies of Chapter 3 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.

- E. The City Council considered the information contained in the initial study and Negative Declaration for the proposed amendments, and the City Council adopted Negative Declaration No. 2005-05-IES-ND-004, finding and determining that the proposed amendments will not have a significant effect on the environment;
- F. The proposed amendments will have a de minimis impact on Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.

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

SECTION 2. The City Council hereby amends the introduction of subsection C of Section VI of the Coastal Land Use Plan to read as follows.

"C. Proposed Land Use Classifications

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

The Coastal Commission certified the implementation section of the City of Redondo Beach LCP in 2003 for Area 1 of the Coastal Zone (including the entire Coastal Zone except for the AES Generating Plant site, the Harbor/Pier area, and the North Catalina Avenue corridor between Beryl Street and North Pacific Coast Highway which comprise Area 2 of the Coastal Zone). Development of the implementation section for Area 2 of the Coastal Zone is expected to be completed by 2006."

SECTION 3. The City Council hereby amends the "Commercial" subsection of subsection C of Section VI of the Coastal Land Use Plan to read as follows.

"Commercial

The C-2, C-3, C-4, and C-5 commercial districts allow for the development of a wide range of retail and service commercial uses, eating and drinking establishments, food sales, drug stores, overnight accommodations, household supply and furnishings, art and cultural facilities, professional offices, repair services, and similar uses serving both the local community and visitors to the Coastal Zone.

In addition to the above commercial uses, the C-5 district shall permit parks and open space. In this district, light industrial uses, automobile and marine-related repair, boat storage, and wholesale uses may be permitted subject to standards in the zoning ordinance to prevent adverse visual impacts along the street frontage.

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

1. C-2 Commercial: The maximum floor area ratio is 0.5 and the maximum building height is two stories (30 feet).
2. C-3 Commercial: The maximum floor area ratio is 0.7 and the maximum building height is two stories (30 feet).
3. C-4 Commercial: The maximum floor area ratio is 1.0 and the maximum building height is three stories (45 feet).
4. C-5 Commercial: The maximum floor area ratio is 0.7 and the maximum building height is two stories (30 feet) except as follows: the maximum floor area ratio for portions of a site devoted to storage or self storage facilities shall be 1.5, and the maximum floor area ratio for portions of a site devoted to other light industrial uses shall be 1.0. West of Catalina Avenue between Francisca Avenue and Beryl Street, buildings up to 4 stories and 65 feet may be permitted subject to Planning Commission Design Review where it is determined that the drop in grade and/or distance from the street adequately mitigates impacts on the character of the frontage along Catalina Avenue."

SECTION 4. The City Council hereby amends the "Mixed Use Commercial/Residential" subsection of subsection C of Section VI of the Coastal Land Use Plan to read as follows.

"Mixed Use Commercial/Residential"

The Mixed Use Commercial/Residential (MU) district encourages the development of pedestrian-active commercial areas and is intended to accommodate a mix of retail and service commercial uses, restaurants, art and cultural facilities, professional offices, and similar uses which serve community residents and visitors to the coastal zone. The district also permits mixed use developments integrating residential uses on the second floor or higher of structures developed with commercial uses on the lower levels. In addition, community services or non-profit service uses (including religious worship, assembly, and group kitchen/cafeteria facilities) may be permitted on the Salvation Army site.

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

SECTION 5. The City Council hereby amends the "Public or Institutional" subsection of subsection C of Section VI of the Coastal Land Use Plan to read as follows.

"Public or Institutional"

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

1. Public beach: The beach and coastal bluffs south of Torrance Boulevard west of Esplanade shall be maintained and preserved for public open space and public recreational use.
2. Parks and open space: Parks and open space include Veteran's Park (at the southwest corner of Torrance Boulevard and South Catalina Avenue), and Czuleger Park (within the "Village" west of the intersection of North Catalina Avenue and Carmelien Street), and Seaside Lagoon (near the waterfront south of Portofino Way). The primary permitted use is parks, open

space, and recreational facilities, and accessory uses such as rest rooms, storage sheds, concession stands, recreational rentals, etc. Public buildings, community centers, public safety facilities, parking lots, public utility facilities, and similar uses may be considered subject to a Conditional Use Permit. The maximum floor area ratio of all buildings on a site is 0.25 and the maximum height is two stories, 30 feet.

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

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

5. Public Utility Transmission Corridor: The public utility transmission corridor abuts the south side of Herondo Street between N. Francisca Avenue and N. Pacific Coast Highway. Public utility facilities, parking lots, nurseries, and agricultural uses may be considered subject to a Conditional Use Permit. Parks, open space, and passive type recreational uses are permitted in this area. It is understood that land uses and structures are also subject to approval of the in-fee owner (Southern California Edison Company) in accordance with their standards, policies and procedures for use of the transmission corridor."

SECTION 6. The City Council hereby adds the "Industrial" and "Generating Plant" subsections immediately following the "Mixed Use Commercial/Residential" subsection to subsection C of Section VI of the Coastal Land Use Plan to read as follows.

"Industrial

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

Parks and open space shall be permitted uses in the industrial district.

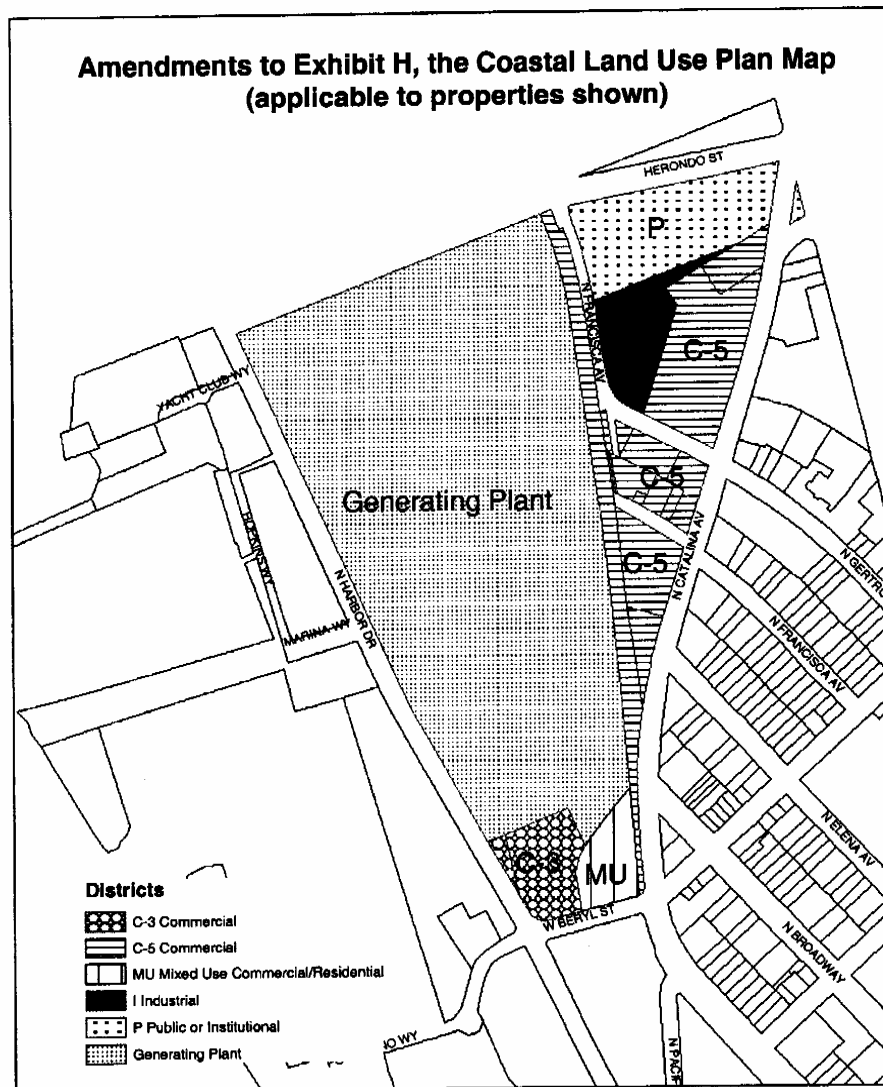
Generating Plant

The AES Redondo Generating Plant is located in this district. The district permits continued operation of the Generating Plant and related facilities and structures with additions or changes subject to a Conditional Use Permit to the extent legally permissible. Parks and open space shall be permitted uses in this district."

SECTION 7. The City Council hereby amends Policy 9 of subsection D of Section VI of the Coastal Land Use Plan to read as follows.

"9. Allow for the reduction in size and modernizing of the AES Redondo Beach Generating Plant on a portion of the existing plant site, subject to applicable conditional use permit procedures and public utilities facility requirements under the Coastal Land Use Plan implementing ordinance, and subject to the California Energy Commission application process for power plants and related facilities. Permit the AES Redondo Beach Generating Plant site to be converted to parks, open space, and recreational facilities if the site is acquired for such purposes in the future by a public, non-profit or private agency."

SECTION 8. The City Council hereby amends Exhibit H of the Coastal Land Use Plan Map as shown in the following map and as listed in the property table below (Table 1), applicable to properties bounded by N. Catalina Avenue, Beryl Street, N. Harbor Drive, and Herondo Street.

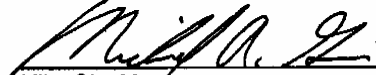


Redondo Beach LCPA 2-08
Harbor, Pier and Power Plant Areas
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TABLE 1 AMENDMENTS TO THE COASTAL LAND USE PLAN MAP					
LOS ANGELES COUNTY ASSESSOR PARCEL NUMBER	NUM	STREET	LUP CLASSIFICATION AS AMENDED BY THIS RESOLUTION	LUP CLASSIFICATION AS CERTIFIED BY THE COASTAL COMMISSION IN 2001	EXISTING CLASSIFICATION (adopted in March 2002 with the Heart of the City Specific Plan and never certified by the Coastal Commission)
7503001800			P PUBLIC OR INSTITUTIONAL	NO DESIGNATION	CATALINA CORRIDOR
7503013003	125	W BERYL ST	MIXED USE COMMERCIAL/RESI- DENTIAL	MEDIUM DENSITY RESIDENTIAL	WATERFRONT
7503013011			C-5 COMMERCIAL	COMMERCIAL	CATALINA CORRIDOR
7503013013			C-3 COMMERCIAL	COMMERCIAL RECREATION	WATERFRONT
7503013014			GENERATING PLANT	INDUSTRIAL	CATALINA CORRIDOR
7503013015	1100	N HARBOR DR	GENERATING PLANT	INDUSTRIAL	WATERFRONT/CATALINA CORRIDOR
7503013815			C-5 COMMERCIAL	COMMERCIAL	CATALINA CORRIDOR
7503013819	1100	N HARBOR DR	GENERATING PLANT	INDUSTRIAL	WATERFRONT/CATALINA CORRIDOR
7503013820			GENERATING PLANT	INDUSTRIAL	CATALINA CORRIDOR
7503013901	400	N HARBOR DR	C-3 COMMERCIAL	COMMERCIAL RECREATION	WATERFRONT
7503014010			INDUSTRIAL	INDUSTRIAL	CATALINA CORRIDOR
7503014011	1217	N CATALINA AVE	C-5 COMMERCIAL	COMMERCIAL	CATALINA CORRIDOR
7503014013			INDUSTRIAL	INDUSTRIAL	CATALINA CORRIDOR
7503014014			INDUSTRIAL	INDUSTRIAL	CATALINA CORRIDOR
7503014015			INDUSTRIAL	INDUSTRIAL	CATALINA CORRIDOR
7503014803			P PUBLIC OR INSTITUTIONAL	PARKS, RECREATION, OPEN SPACE	CATALINA CORRIDOR
7503014805			P PUBLIC OR INSTITUTIONAL	PARKS, RECREATION, OPEN SPACE	CATALINA CORRIDOR
7503014902	1231	N CATALINA AVE	C-5 COMMERCIAL	COMMERCIAL	CATALINA CORRIDOR
7503021019			C-5 COMMERCIAL	COMMERCIAL	CATALINA CORRIDOR
7503021020			C-5 COMMERCIAL	COMMERCIAL	CATALINA CORRIDOR
7503021021	612	N FRANCISCA AVE	C-5 COMMERCIAL	COMMERCIAL	CATALINA CORRIDOR
7503021022	610	N FRANCISCA AVE	C-5 COMMERCIAL	COMMERCIAL	CATALINA CORRIDOR
7503021023	606	N FRANCISCA AVE	C-5 COMMERCIAL	COMMERCIAL	CATALINA CORRIDOR
7503021024	604	N FRANCISCA AVE	C-5 COMMERCIAL	COMMERCIAL	CATALINA CORRIDOR
7503021028			C-5 COMMERCIAL	COMMERCIAL	CATALINA CORRIDOR
7503021029			C-5 COMMERCIAL	COMMERCIAL	CATALINA CORRIDOR
7503021030			C-5 COMMERCIAL	COMMERCIAL	CATALINA CORRIDOR
7503021035	811	N CATALINA AVE	C-5 COMMERCIAL	COMMERCIAL	CATALINA CORRIDOR
7503021036			C-5 COMMERCIAL	COMMERCIAL	CATALINA CORRIDOR

SECTION 9. The City Clerk shall certify to the passage and adoption of this resolution, shall enter the same in the Book of Resolutions of said City, and shall cause the action of the City Council in adopting the same to be entered in the official minutes of said City Council.

PASSED, APPROVED, AND ADOPTED this 2nd day of August, 2005.


Mike Gin, Mayor

ATTEST:

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

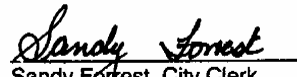
I, Sandy Forrest, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. CC-0508-83 was duly passed, approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 2nd day of August, 2005, by the following roll call vote:

AYES: Cagle, Szerlip, Diels, Parsons


NOES: None

ABSENT: Aspel

ABSTAIN: None


Sandy Forrest, City Clerk

APPROVED AS TO FORM:


Michael W. Webb, City Attorney

RESOLUTION NO. CC-0507-78

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING NEGATIVE DECLARATION NO. 2005-05-IES-ND-004, RELATING TO AMENDMENTS TO THE COASTAL ZONING ORDINANCE, COASTAL LAND USE PLAN, HARBOR/CIVIC CENTER SPECIFIC PLAN, AND GENERAL PLAN FOR THE AREA BOUNDED BY N. CATALINA AVENUE, BERYL STREET, N. HARBOR DRIVE, AND HERONDO STREET.

WHEREAS, the Planning Commission of the City of Redondo Beach held a public hearing on June 16, 2005 to consider amendments to the Coastal Zoning Ordinance, Coastal Land Use Plan (LUP), Harbor/Civic Center Specific Plan, and General Plan relating to land use and development standards for the area bounded by N. Catalina Avenue, Beryl Street, N. Harbor Drive, and Herondo Street; and

WHEREAS, notice of the public review period and circulation of the Initial Study relating to the proposed amendments was provided pursuant to State and local laws; and

WHEREAS, at the public hearing, the Planning Commission reviewed Negative Declaration No. 2005-05-IES-ND-004 which includes an evaluation of the environmental impacts of the proposed amendments; and

WHEREAS, following the public hearing, the Planning Commission adopted Resolution No. 2005-06-PCR-047 recommending that the City Council adopt Negative Declaration No. 2005-05-IES-ND-004; and

WHEREAS, the City Council held a public hearing on July 19, 2005, and considered the Initial Study relating to the proposed amendments and considered the recommendation of the Planning Commission pertaining to adoption of Negative Declaration No. 2005-05-IES-ND-004.

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

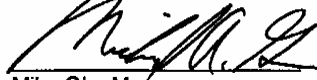
SECTION 1. That the City Council hereby finds that Negative Declaration No. 2005-05-IES-ND-004 has been prepared and circulated in compliance with the provisions of the California Environmental Quality Act and the procedures set forth in the ordinances of the City of Redondo Beach.

SECTION 2. That the City Council hereby finds and determines that the proposed amendments will not have a significant effect on the environment and hereby adopts Negative Declaration No. 2005-05-IES-ND-004. The City Council further finds that the proposed amendments will have a de minimis impact on Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.

SECTION 3. That in reviewing Negative Declaration No. 2005-05-IES-ND-004, the City Council has exercised its independent judgment.

SECTION 4. That the City Clerk shall certify to the passage and adoption of this Resolution, shall enter the same in the Book of Resolutions of said City, and shall cause the action of the City Council in adopting the same to be entered in the official minutes of said City Council.

PASSED, APPROVED, AND ADOPTED this 19th day of July, 2005.


Mike Gin, Mayor

ATTEST:

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

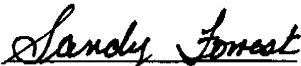
I, Sandy Forrest, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. CC-0507-78 was duly passed, approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 19th day of July, 2005, by the following roll call vote:

AYES: Aspel, Cagle, Szerlip, Diels, Parsons

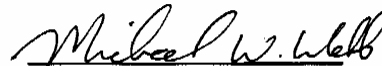
NOES: None

ABSENT: None

ABSTAIN: None


Sandy Forrest, City Clerk

APPROVED AS TO FORM:


Michael W. Webb, City Attorney

RESOLUTION NO. CC-0508-85

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
REDONDO BEACH, CALIFORNIA, AMENDING THE LAND USE
ELEMENT OF THE GENERAL PLAN AND HARBOR/CIVIC
CENTER SPECIFIC PLAN FOR THE AREA BOUNDED BY N.
CATALINA AVENUE, BERYL STREET, N. HARBOR DRIVE,
AND HERONDO STREET**

WHEREAS, on March 8, 2005 an advisory vote was held on two community-proposed visions for the area including the AES Generating Plant site and other properties west of Catalina Avenue and east of the power plant, and the vision proposing parks and open space for this area gained the majority of the votes; and

WHEREAS, the City is currently investigating funding options for development of parks and open space on the properties in response to the advisory vote; and

WHEREAS, parks, recreation, and open space are not currently listed as permitted uses for the power generating plant site and other commercial and industrial areas west of Catalina Avenue; and

WHEREAS, the Redondo Beach Planning Commission held a public hearing on June 16, 2005 and adopted Resolution No. 2005-06-PCR-047 recommending approval of the proposed amendments to the Land Use Element of the General Plan and Harbor/Civic Center Specific Plan, and amendments to the Local Coastal Program relating to land use and development standards for the area bounded by N. Catalina Avenue, Beryl Street, N. Harbor Drive, and Herondo Street; and

WHEREAS, the City Council held a public hearing on July 19, 2005 to consider the proposed amendments to the General Plan, Harbor/Civic Center Specific Plan, and Local Coastal Program.

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

SECTION 1. FINDINGS:

- A. The amendments to the General Plan and Harbor/Civic Center Specific Plan add parks, recreation, and open space as permitted uses for the power generating plant site and other commercial and industrial areas west of Catalina Avenue;
- B. The amendments are consistent with concurrent amendments to the Local Coastal Program;
- C. The City Council considered the information contained in the initial study and Negative Declaration for the proposed amendments, and the City Council adopted Negative Declaration No. 2005-05-IES-ND-004, finding and determining that the proposed amendments will not have a significant effect on the environment, and further finding that the proposed amendments will have a de minimis impact on Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.

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

SECTION 2. The City Council hereby amends the Land Use Element of the General Plan, first paragraph under the heading "Sub-Area 1: Pacific Coast Highway to Beryl Street" in the section relating to the North Catalina Avenue Corridor, to read as follows.

"This is the main portion of the North Catalina Corridor that has been the focus of the concerns stated above. The area has been designated for highway-oriented commercial uses ("C-5"), with the notable addition of light industrial uses permitted to the rear of properties on the west side of Catalina Avenue. Light industrial uses are considered to be acceptable in this location since it abuts the AES Redondo Beach generating plant. Allowing light industrial uses is intended to provide additional impetus for the redevelopment of properties in the area. The City is investigating funding options for development of parks and open space west of Catalina Avenue."

SECTION 3. The City Council hereby amends the Land Use Element of the General Plan to renumber existing policies 1.38.2 through 1.38.8 as 1.38.3 through 1.38.9 and to add policy 1.38.2 to read as follows.

"1.38.2 Permit development of parks, recreation, and open space west of Catalina Avenue."

SECTION 4. The City Council hereby amends the Land Use Element of the General Plan to replace all references to the "Southern California Edison Generating Plant" with "AES Redondo Beach Generating Plant".

SECTION 5. The City Council hereby amends the "Land Use/Development Policies" section of Catalina Avenue Sub-Area Zone 2 in the Harbor/Civic Center Specific Plan (relating to the AES Generating Plant site), to read as follows.

"Land Use/Development Policies"

Primary Land Uses

- Public Utility Land Uses, subject to the granting of a Conditional Use Permit (including, but not limited to, facilities, structures, equipment, and storage related to the operation of a public utility) to the extent determined to be legally permissible. Minor additions or changes may be exempted from the requirement of a Conditional Use Permit.
- Parks, Recreation and Open Space

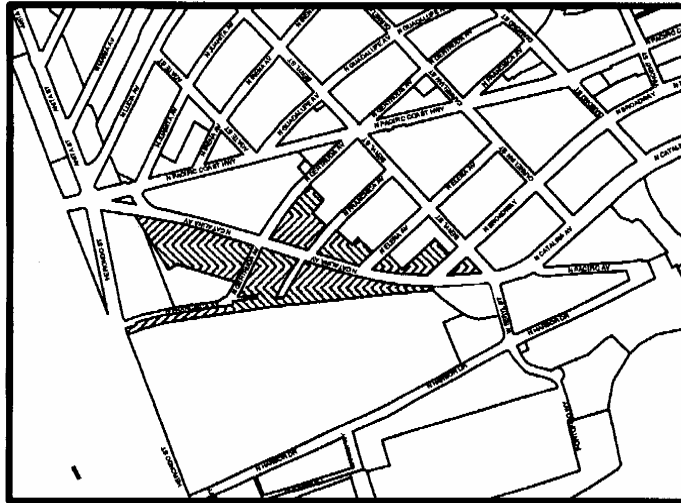
Alternative Land Uses

- None"

SECTION 6. The City Council hereby amends the "Supplemental Land Use Policies" section of Catalina Avenue Sub-Area Zone 2 in the Harbor/Civic Center Specific Plan (relating to the AES Generating Plant site), to read as follows.

- "In anticipation of the end of the useful economic and physical life of the AES Redondo Generating Plant, investigate funding options for development of parks, opens space, and recreational facilities on the site."

SECTION 7. The City Council hereby replaces the map for Catalina Avenue Sub-Area Zone 3 in the Harbor/Civic Center Specific Plan as follows.



ZONE 3
Catalina Avenue Sub-Area

SECTION 8. The City Council hereby amends the "Land Use/Development Policies" section of Catalina Avenue Sub-Area Zone 3 in the Harbor/Civic Center Specific Plan, to read as follows.

"Land Use/Development Policies"

Primary Land Uses

- Local-Serving Retail Uses (excluding gasoline/service stations)
- Service Commercial Uses
- Car Wash (including accessory gasoline service)
- Restaurants
- Automobile and Marine-Related Retail Uses

RESOLUTION NO. CC-0508-85
AMENDING THE GENERAL PLAN AND
HARBOR/CIVIC CENTER SPECIFIC PLAN
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- Commercial Office Uses (as a primary or accessory use)
- Public and Governmental Facilities
- Public Cultural Facilities (including libraries, museums, and art galleries)
- Parks, Public Open Space or Recreational Facilities
- Surface, Structured, or Subterranean Parking Facilities (see design restrictions)
- Plant Nurseries
- Banks and Financial Institutions
- Nightclubs, Beer Bars, and Cocktail Lounges
- Health Clubs and Personal Fitness Facilities
- Movie and Live Performance Theaters
- Storage or Self Storage Facilities (see supplemental land use policies)
- Light Industrial Uses (excluding related outdoor storage and activity) (see supplemental land use policies)
- Automobile and Marine-Related Wholesale Uses (see supplemental land use policies)
- Automobile and Marine-Related Repair (see supplemental land use policies)
- Boat and Recreational Vehicle Outdoor Storage and Sales (see supplemental land use policies)"

SECTION 9. The City Council hereby amends the Harbor/Civic Center Specific Plan, "Land Use/Development Policies" section of Catalina Avenue Sub-Area Zone 4, to read as follows.

"Land Use/Development Policies"

Primary Land Uses

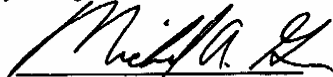
- Parks, Public Open Space, Recreational Facilities
- Light Industrial Uses (including outdoor storage and activities)

Alternative Land Uses

- Commercial Office Land Uses (as an accessory use to primary land uses only)"

SECTION 10. The City Clerk shall certify to the passage and adoption of this resolution, shall enter the same in the Book of Resolutions of said City, and shall cause the action of the City Council in adopting the same to be entered in the official minutes of said City Council.

PASSED, APPROVED, AND ADOPTED this 2nd day of August, 2005.


Mike Gin, Mayor

ATTEST:

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

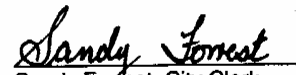
I, Sandy Forrest, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. CC-0508-85 was duly passed, approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 2nd day of August, 2005, by the following roll call vote:

AYES: Cagle, Szerlip, Diels, Parsons

NOES: None

ABSENT: Aspel

ABSTAIN: None


Sandy Forrest, City Clerk

APPROVED AS TO FORM:


Michael W. Webb, City Attorney

ORDINANCE NO. 2971-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING THE COASTAL ZONING ORDINANCE IN CONJUNCTION WITH ZONING MAP AMENDMENTS AND COASTAL LAND USE PLAN AMENDMENTS FOR THE AREA BOUNDED BY N. CATALINA AVENUE, BERYL STREET, N. HARBOR DRIVE, AND HERONDO STREET

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

SECTION 1. FINDINGS.

- A. The amendments to the Coastal Zoning Ordinance are consistent with the Coastal Land Use Plan and the Comprehensive General Plan of the City as amended in conjunction with this ordinance.
- B. The City Council considered the information contained in the initial study and Negative Declaration for the proposed zoning amendments, and the City Council adopted Negative Declaration No. 2005-05-ND-004, finding and determining that the proposed amendments will not have a significant effect on the environment, and further finding that the proposed amendments will have a de minimis impact on Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.
- C. The amendments to the Coastal Zoning Ordinance re-establish land use and development standards that existed prior to the adoption of the "Heart of the City Specific Plan" in March 2002 with parks, recreation, and open space added as an additional permitted use in the P-GP, C-5A, and I-2A zones.

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

SECTION 2. Subsection (i) of Section 10-5.201, Article 1, Chapter 5, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows. A footnote shall be added to this section of code to read as follows: "The underlined text was adopted by Ord. 2971-05, eff. September 2, 2005, and has not yet been reviewed or certified by the Coastal Commission." This footnote shall be deleted from the Municipal Code upon certification of the amendment by the Coastal Commission.

"(i) **References to classes of zones.** References to "residential zones" shall include the R-1, R-2, R-3A, RMD, and RH zones. References to "commercial zones" shall include the C-2, C-3, C-4 and C-5 zones. References to "commercial" or "mixed use" zones shall include the MU-3, CC Catalina Corridor and W Waterfront zones. Reference to "public zones" shall include all P zones."

SECTION 3. Section 10-2.300, Article 1, Chapter 5, Title 10 of the Redondo Beach Municipal Code is hereby amended to read as follows. A footnote shall be added to this section of code to read as follows: "The underlined text was adopted by Ord. 2971-05, eff. September 2, 2005, and has not yet been reviewed or certified by the Coastal Commission." This footnote shall be deleted from the Municipal Code upon certification of the amendment by the Coastal Commission.

"10-5.300 Designation of zones.

For the purposes related to the orderly development of the City, and in order to carry out the provisions of this chapter, the Coastal Zone of the City is divided into the following zones:

- (a) **Residential.**
- (1) R-1 Single-Family Residential Zone.
 - (2) R-2 Low Density Multiple-Family Residential Zone.
 - (3) R-3A Low Density Multiple-Family Residential Zones.
 - (4) RMD Medium Density Multiple-Family Residential Zone.
 - (5) RH High Density Multiple-Family Residential Zones: RH-1, RH-2, and RH-3.
- (b) **Commercial.**
- (1) C-2 Commercial Zones: C-2, C-2A, C-2B, and C-2-PD.
 - (2) C-3 Commercial Zones: C-3, C-3A, C-3B and C-3-PD.
 - (3) C-4 Commercial Zones: C-4 and C-4-PD.
 - (4) C-5 Commercial Zones: C-5A.
- (c) **Mixed Use.**
- (1) MU-2 Mixed Use Zone.
 - (2) MU-3 Mixed Use Zones: MU-3, MU-3B, and MU-3C.
 - (3) CC Catalina Corridor Zone.
- (4) W Waterfront Zones: W, W-VCS, and W-VCN.
- (d) **Public and Institutional.**
- (1) P-CIV Civic Center Zone.
 - (2) P-RVP Riviera Village Parking Zone.
 - (3) P-CF Community Facility Zone.
 - (4) P-PRO Parks, Recreation, and Open Space Zone.
 - (5) P-ROW Right-of-Way Zone.
 - (6) P-GP Generating Plant Zone.
- (e) **Industrial.**
- (1) I-2 Industrial Zones: I-2A.
- (f) **Overlay Zones.**
- (1) (H) Historic Overlay Zone.
 - (2) (PLD) Planned Development Overlay Zone.
 - (3) (MU) Mixed-use Overlay Zone.
 - (4) (RIV) Riviera Village Overlay Zone."

SECTION 4. Subsections (84) through (87) of Section 10-5.402, Article 1, Chapter 5, Title 10 of the Redondo Beach Municipal Code are hereby amended to read as follows. A footnote shall be added to this section of code to read as follows: "The underlined text was adopted by Ord. 2971-05, eff. September 2, 2005, and has not yet been reviewed or certified by the Coastal Commission." This footnote shall be deleted from the Municipal Code upon certification of the amendment by the Coastal Commission.

"(84) "Harbor/Civic Center Specific Plan" shall mean the Harbor/Civic Center Specific Plan of the City of Redondo Beach, adopted by the City Council,

(85) **"Hazardous waste"** shall mean any waste, or combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may:

- a. Exhibit toxicity, corrosivity, flammability, and/or reactivity;
- b. Cause, or significantly contribute to an increase in serious irreversible, or incapacitating reversible, illness; or
- c. Pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.

(86) **"Hazardous waste facility"** shall mean all contiguous land, structures, other appurtenances, and improvements on the land, used for handling, treating, storing or disposing of hazardous wastes.

(87) **"Health and physical fitness clubs"** shall mean private athletic clubs and gymnasiums, including but not limited to weight training facilities, aerobic exercise floors, raquetball courts, swimming pools, and similar athletic facilities."

SECTION 5. Sections 10-5.630 and 10-5.631 of Article 2, Chapter 5, Title 10 of the Redondo Beach Municipal Code are hereby amended to read as follows and Section 10-5.633 is hereby added to Article 2, Chapter 5, Title 10 of the Redondo Beach Municipal Code to read as follows. A footnote shall be added to these sections of code to read as follows: "The underlined text was adopted by Ord. 2971-05, eff. September 2, 2005, and has not yet been reviewed or certified by the Coastal Commission." This footnote shall be deleted from the Municipal Code upon certification of the amendment by the Coastal Commission.

"10-5.630 Land use regulations: C-3, C-3A, and C-3B commercial zones, and C-3-PD pedestrian-oriented commercial zone.

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	C-3	<u>C-3A</u>	C-3B	C-3-PD	Additional Regulations See Section:
Commercial Uses					
Ambulance services	C	---	---	---	
Animal sales and services:					
Animal feed and supplies	P	<u>P</u>	P	P	
Animal grooming	C	<u>C</u>	C	C	
Animal hospitals	C	---	---	---	
Animal sales	C	<u>C</u>	C	C	
Artist's studios	P	P	P	P	
Banks and savings and loans with drive-up service	P C	<u>P</u> <u>C</u>	P C	P C	
Bars and cocktail lounges	C	C	C	C	10-5.1600
Building material sales	C	---	---	---	
Business and trade schools	C	C	C	C	

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Use Classifications	C-3	<u>C-3A</u>	C-3B	C-3-PD	Additional Regulations See Section:
Check-cashing businesses	C	C	C	C	10-5.1600
Commercial printing	P	---	---	---	
Commercial printing, limited	P	<u>P</u>	P	P	
Commercial recreation	C	C	C	C	10-5.1600
Communications facilities	C	C	C	C	
Drive-up services	C	C	C	C	
Fire arm sales	C	C	C	C	10-5.1600
Food and beverage sales: 30,000 sq. ft. or less floor area more than 30,000 sq. ft. floor area	P P	<u>P</u> <u>P</u>	P C	P C	10-5.631
Hotels and motels	C	C	C	C	
Laboratories	C	---	---	---	
Liquor stores	C	C	C	C	
Maintenance and repair services	P	P	P	P	
Mortuaries	C	---	---	---	
Offices	P	P	P	P	10-5.631
Personal convenience services	P	P	P	P	
Personal improvement services	C	C	C	C	
Plant nurseries	C	C	C	C	
Recycling collection facilities: Reverse vending machines Small collection facilities	P C	<u>P</u> <u>C</u>	P C	P C	10-5.1616
Restaurants: 2,000 sq. ft. or less floor area with no drive-up service more than 2,000 sq. ft. floor area or with drive-up service	P C	<u>P</u> <u>C</u>	P C	P C	
Retail sales: 30,000 sq. ft. or less floor area more than 30,000 sq. ft. floor area	P P	<u>P</u> <u>C</u>	P C	P C	10-5.631
Snack shops	P	P	P	P	
Thrift shops	C	C	C	C	10-5.1600
Vehicle sales and services: Sales, leasing, and rentals Automobile washing Service stations Motor vehicle repair garages	C C C C	--- --- --- ---	--- --- --- ---	--- --- --- ---	10-5.1602 10-5.1604
Other Uses					
Adult day care centers	C	C	C	C	
Antennae for public communications	C	<u>C</u>	C	C	

Use Classifications	C-3	C-3A	C-3B	C-3-PD	Additional Regulations See Section:
Child day care centers	C	C	C	C	
Churches	C	C	C	C	
Clubs and lodges	C	C	C	C	
Cultural institutions	C	C	C	C	
Government offices	P	P	P	P	10-5.631
Parking lots	C	C	C	C	
Public safety facilities	C	C	C	C	
Public utility facilities	C	C	C	C	10-5.1614
Recreation facilities	C	C	C	C	
Schools, public or private	C	C	C	C	
Senior Housing	C	-	C	C	10-5.1624

10-5.631 Additional land use regulations.

(a) **C-3-PD, C-3A, and C-3B zones.**

(1) **Offices.** Offices are permitted only on the second floor and/or above, or on the ground floor to the rear of other permitted retail or service uses provided that the pedestrian character of the corridor is not disrupted, except that such ground floor uses along the street frontage are permitted in the C-3-PD zone within the Riviera Village overlay zone (see Section 10-5.1315).

(2) **Uses exceeding 30,000 square feet.** Uses exceeding 30,000 square feet shall be prohibited except where they are designed to be compatible with the intended pedestrian-oriented character of the zone, pursuant to the requirements for a Conditional Use Permit (Section 10-5.2506).

10-2.633 Development standards: C-3A commercial zone.

(a) **Floor area ratio.** The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 0.7 (see definition of floor area ratio in Section 10-2.402).

(b) **Building height.** No building or structure shall exceed a height of thirty (30) feet (see definition of building height in Section 10-2.402).

(c) **Stories.** No building shall exceed two (2) stories (see definition of story in Section 10-2.402).

(d) **Setbacks.** The minimum yard requirements shall be as follows:

(1) **Abutting a street.** From any property line abutting a street there shall be a minimum setback of fifteen (15) feet for the first story and a minimum setback of twenty-five (25) feet for the second story.

(2) **Interior property line.** From any property line not abutting a street there shall be a minimum setback of ten (10) feet.

(e) **General regulations.** See Article 3 of this chapter.

(f) **Parking regulations.** See Article 5 of this chapter.

(g) **Sign regulations.** See Article 6 of this chapter.

(h) **Landscaping regulations.** See Article 7 of this chapter.

(i) **Coastal Development Permits.** See Article 10 of this chapter.

(j) **Procedures.** See Article 12 of this chapter.

(k) **Water Quality Measures.** See Chapter 7, Title 5 of the Redondo Beach Municipal Code."

SECTION 6. Sections 10-5.700, 10-5.710, 10-5.711 and 10-5.713 are hereby added to Article 2, Chapter 5, Title 10 of the Redondo Beach Municipal Code to read as follows. A footnote shall be added to these sections of code to read as follows: "The underlined text was adopted by Ord. 2371-05, eff. September 2, 2005, and has not yet been reviewed or certified by the Coastal Commission." This footnote shall be deleted from the Municipal Code upon certification of the amendment by the Coastal Commission.

"10-5.700 Specific purposes, C-5A commercial zone.

In addition to the general purposes listed in Section 10-5.102, the specific purposes of the C-5A commercial zone regulations are to:

- (a) Provide appropriately located areas consistent with the General Plan for a community and marine-oriented commercial area containing commercial retail and services, restaurants, marine-related commerce and services, automobile-related services, and similar uses;
- (b) Provide opportunities for light industrial uses that have impacts comparable to those of permitted retail and service uses to locate in areas not in demand for commercial uses within the portions of the zone adjacent to the Edison plant;
- (c) Strengthen the city's economic base, and provide employment opportunities close to home for residents of the City;
- (d) Minimize the impact of commercial and light industrial development on adjacent residential districts;
- (e) Ensure that the appearance and effects of commercial and industrial buildings and uses are harmonious with the character of the area in which they are located.
- (f) Permit the replacement of existing uses with park, recreation and open space areas.

10-5.710 Land use regulations: C-5A commercial zone.

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.

<u>Use Classifications</u>	<u>C-5A</u>	<u>Additional Regulations See Section:</u>
<u>Parks, Recreation and Open Space</u>	<u>P</u>	
<u>Commercial Uses</u>		
<u>Ambulance services</u>	<u>C</u>	
<u>Animal sales and services:</u>		
<u>Animal feed and supplies</u>	<u>P</u>	
<u>Animal grooming</u>	<u>C</u>	
<u>Animal hospitals</u>	<u>C</u>	
<u>Animal sales</u>	<u>C</u>	
<u>Artist's studios</u>	<u>P</u>	

<u>Use Classifications</u>	<u>C-5A</u>	<u>Additional Regulations</u> <u>See Section:</u>
Banks and savings and loans with drive-up service	P C	
Bars and cocktail lounges	C	10-5.1600
Building material sales	C	
Business and trade schools	C	
Check-cashing businesses	C	10-5.1600
Commercial printing	P	
Commercial printing, limited	P	
Commercial recreation	C	10-5.1600
Communications facilities	C	
Drive-up services	C	
Fire arm sales	C	10-5.1600
Food and beverage sales	P	
Hotels and motels	C	
Laboratories	C	
Liquor stores	C	
Maintenance and repair services	P	
Marine sales and services	C	
Mortuaries	C	
Offices	P	
Personal convenience services	P	
Personal improvement services	C	
Plant nurseries	C	
Recycling collection facilities: Reverse vending machines Small collection facilities	P C	10-5.1616
Restaurants: 2,000 sq. ft. or less floor area with no drive-up service more than 2,000 sq. ft. floor area or with drive-up service	P C	
Retail sales	P	
Snack shops	P	
Thrift shops	C	10-5.1600
Vehicle sales and services: Sales, leasing, and rentals Automobile washing Service stations Motor vehicle repair garages	C C C C	10-5.1602 10-5.711 10-5.1604
Industrial Uses		10-5.711

<u>Use Classifications</u>	<u>C-5A</u>	<u>Additional Regulations</u> <u>See Section:</u>
<u>Manufacturing and fabrication:</u>		<u>10-5.711</u>
<u>Custom manufacturing</u>	C	
<u>Electronics manufacturing</u>	C	
<u>Fabricating products from finished rubber</u>	C	
<u>Garment manufacturing</u>	C	
<u>Instrument manufacturing</u>	C	
<u>Office and related machinery</u>	C	
<u>Plastics fabrication</u>	C	
<u>Shoe manufacturing</u>	C	
<u>Sign manufacturing</u>	C	
<u>Textile manufacturing</u>	C	
<u>Laboratories</u>	C	<u>10-5.711</u>
<u>Professional offices</u>	P	<u>10-5.711</u>
<u>Computer and data processing facilities</u>	P	
<u>Coastal-related uses:</u>		<u>10-5.711</u>
<u>Ships chandlers</u>	C	
<u>Sail manufacturing</u>	C	
<u>Boat fittings</u>	C	
<u>Marine research and labs</u>	C	
<u>Boat building</u>	C	
<u>Construction-related uses:</u>		<u>10-5.711</u>
<u>Building material storage yards</u>	C	
<u>Contractor's plants, offices, and storage yards</u>	C	
<u>Equipment leasing and rentals</u>	C	
<u>Lumber yards</u>	C	
<u>Stone monument works</u>	C	
<u>Woodworking</u>	C	
<u>Wholesaling/distribution/storage</u>	C	<u>10-5.711</u>
<u>Mini-warehousing and self-storage</u>	C	<u>10-5.711</u>
<u>Motor vehicle-related uses:</u>		<u>10-5.711</u>
<u>Motor vehicle body and fender shops</u>	C	<u>10-5.1606</u>
<u>Motor vehicle repair garages</u>	C	<u>10-5.1604</u>
<u>Motor vehicle towing and storage</u>	C	
<u>Recycling facilities:</u>		<u>10-5.1616</u>
<u>Large collection facilities</u>	C	<u>10-5.711</u>
<u>Light processing facilities</u>	C	<u>10-5.711</u>

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(2) **Industrial uses.** No industrial use shall be allowed on the front half of lots adjacent to the west side of Catalina Avenue, except that this standard may be modified subject to a Conditional Use Permit (pursuant to Section 10-5.2506) under the following circumstances:

a. The industrial use is located to the rear of a structure occupied by other permitted commercial uses; or

b. There is insufficient lot depth to accommodate the intended use on the rear half of the lot, and the street-facing frontage of the structure is designed to convey the visual and architectural character of a retail commercial use.

(3) **Offices.** Offices shall be located in a building designed and intended for office uses.

10-5.713 Development standards: C-5A commercial zone.

(a) **Floor area ratio.** No buildings on a lot shall exceed a floor area to lot area ratio (F.A.R.) of 0.7, except as follows: (See definition of floor area ratio in Section 10-5.402).

(1) **Mini-warehousing and self-storage.** For portions of a site used for mini-warehousing and self-storage the floor area ratio shall not exceed 1.5.

(2) **Other industrial uses.** For portions of a site used for any other industrial use the floor area ratio shall not exceed 1.0.

(b) **Building height.** No building or structure shall exceed a height of thirty (30) feet, except that buildings or structures up to a maximum of sixty-feet (65) feet may be approved on portions of the lot, subject to Planning Commission Design Review (Section 10-5.2502), where it is determined that the impacts of the additional height on the character of the frontage along Catalina Avenue are adequately mitigated by the change in topography or distance from the street frontage. (See definition of building height in Section 10-5.402).

(c) **Stories.** No building shall exceed two (2) stories, except that buildings up to a maximum of four (4) stories may be approved on portions of the lot, subject to Planning Commission Design Review (Section 10-5.2502), where it is determined that the impacts of the additional story on the character of the frontage along Catalina Avenue are adequately mitigated by the change in topography or distance from the street frontage. (See definition of story in Section 10-5.402).

(d) **Setbacks.** The minimum setback requirements shall be as follows:

(1) **Front setback.** There shall be a minimum front setback of ten (10) feet the full width of the lot.

(2) **Side setback.** There shall be a minimum side setback of ten (10) feet the full length of the lot on the street side of a corner or reverse corner lot. No side setback shall be required along the interior lot lines.

(3) **Rear setback.** No rear setback shall be required.

(4) **Second story setback.** The second story shall have a minimum setback of fifteen (15) feet from any property line abutting a street.

(e) **General regulations.** See Article 3 of this chapter.

(f) **Parking regulations.** See Article 5 of this chapter.

(g) **Sign regulations.** See Article 6 of this chapter.

(h) **Landscaping regulations.** See Article 7 of this chapter.

(i) **Coastal Development Permits.** See Article 10 of this chapter.

(j) **Procedures.** See Article 12 of this chapter.

(k) **Water Quality Measures.** See Chapter 7, Title 5 of the Redondo Beach Municipal Code."

SECTION 7. Sections 10-5.900 through 10-5.912 of Article 2, Chapter 5, Title 10 of the Redondo Beach Municipal Code are hereby amended to read as follows and Section 10-5.914 is hereby added to Article 2, Chapter 5, Title 10 of the Redondo Beach Municipal Code to read as follows. A footnote shall be added to these sections of code to read as follows: "The underlined text was adopted by Ord. 2971-05, eff. September 2, 2005, and has not yet been reviewed or certified by the Coastal Commission." This footnote shall be deleted from the Municipal Code upon certification of the amendment by the Coastal Commission.

"10-5.900 Specific purposes, MU-2 and MU-3 mixed-use zones.

In addition to the general purposes listed in Section 10-5.102, the specific purposes of the MU-3 mixed use zones are to:

- (a) Encourage residential uses in conjunction with commercial activities in order to create an active street life, enhance the vitality of businesses, and reduce vehicular traffic;
- (b) Provide appropriately located areas consistent with the Coastal Land Use Plan for a full range of neighborhood, community-oriented and visitor-serving retail sales, services, professional offices, and other commercial uses;
- (c) Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City;
- (d) Ensure that commercial and residential uses in a development are designed to be compatible with each other;
- (e) Ensure that the appearance and effects of buildings and uses are harmonious with the character of the area in which they are located;

10-5.910 Land use regulations: MU-2, MU-3, MU-3B, and MU-3C mixed-use 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	<u>MU-2</u>	MU-3	MU-3B MU-3C	Additional Regulations See Section:
Residential Uses				
Multi-family residential	C	C	C	10-5.911(b)
Condominiums	C	C	C	10-5.911(b)
Family day care home, small	P	P	P	
Family day care home, large	P	P	P	
Residential care, limited	P	P	P	
Commercial Uses				
Animal sales and services:				
Animal feed and supplies	<u>P</u>	P	P	
Animal grooming	<u>C</u>	C	C	10-5.911(a)
Animal hospitals	<u>C</u>	C	C	10-5.911(a)
Animal sales	<u>C</u>	C	C	10-5.911(a)
Artist's studios	P	P	P	

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Use Classifications	MU-2	MU-3	MU-3B MU-3C	Additional Regulations See Section:
Banks and savings and loans with drive-up service	P C	P C	P C	10-5.911(a)
Bars and cocktail lounges	C	C	C	10-5.1600
Business and trade schools	C	C	C	
Commercial printing, limited	P	P	P	
Commercial recreation	C	C	C	10-5.1600
Communications facilities	C	C	C	
Drive-up services	C	C	C	10-5.911(a)
Food and beverage sales: 30,000 sq. ft. or less floor area more than 30,000 sq. ft. floor area	P C	P C	P C	10-5.911(c)
Hotels and motels	C	C	C	10-5.911(a)
Liquor stores	C	C	C	10-5.1600
Maintenance and repair services	P	P	P	
Offices	P	P	P	10-5.911(d)
Personal convenience services	P	P	P	
Personal improvement services	C	C	C	
Plant nurseries	C	C	C	
Recycling collection facilities: Reverse vending machines Small collection facilities	P C	P C	P C	10-5.1616 10-5.911(a) 10-5.911(a)
Restaurants: 2,000 sq. ft. or less floor area with no drive-up service more than 2,000 sq. ft. floor area or with drive-up service	P C	P C	P C	
Retail sales: less than 30,000 sq. ft. floor area 30,000 sq. ft. or more floor area	P C	P C	P C	10-5.911(c)
Snack shops	P	P	P	
Thrift shops	C	C	C	10-5.1600
Vehicle sales and services: Service stations	---	C	---	10-5.1602; 10-5.911(a)
Other Uses				
Adult day care centers	C	C	C	

Use Classifications	MU-2	MU-3	MU-3B MU-3C	Additional Regulations See Section:
Antennae for public communications	C	C	C	
Child day care centers	C	C	C	
Churches	C	C	C	
Clubs and lodges	C	C	C	
Cultural institutions	C	C	C	
Government offices	P	P	P	10-5.911(d)
Parking lots	C	C	C	
Public safety facilities	C	C	C	
Public utility facilities	C	C	C	10-5.1614
Recreation facilities	C	C	C	
Schools, public or private	C	C	C	
Senior housing	C	C	C	10-5.1624

10-5.911 Additional land use regulations: MU-2 and MU-3 mixed-use zones.

(a) **Commercial uses prohibited in mixed-use projects.** The following commercial uses are prohibited when located on a site containing both residential and commercial uses:

- (1) Animal grooming; animal hospitals; animal sales.
- (2) Bars and cocktail lounges.
- (3) Drive-up services associated with any commercial use.
- (4) Hotels and motels.
- (5) Liquor stores.
- (6) Recycling collection facilities.
- (7) Service stations.
- (8) Thrift shops.

(b) **Residential uses.** Residential dwelling units may only be located on the second floor and higher of structures developed with commercial uses on the lower levels, with the following exception:

(1) **MU-2 zone.** In the MU-2 zone, lots may be developed exclusively for residential use.

(c) **Uses exceeding 30,000 square feet.** In the MU-3, MU-3B, and MU-3C zones, uses exceeding 30,000 square feet shall be prohibited except where they are designed to be compatible with the intended pedestrian-oriented character of the zone, pursuant to the requirements for a Conditional Use Permit (Section 10-5.2506).

(d) **Offices.** Offices are permitted only on the second floor and/or above, or on the ground floor to the rear of other permitted retail or service uses provided that the pedestrian character of the corridor is not disrupted, except that such ground floor uses along the street frontage are permitted in the MU-3C zone within the Riviera Village overlay zone (see Section 10-5.1315).

10-5.912 Performance standards: MU-2 and MU-3 mixed-use zones.

(a) **Purpose.** The purpose of this Section is to ensure that residential uses in mixed-use zones are not adversely impacted by the adjacent commercial uses, including, but not

limited to traffic, noise, and safety impacts. In the interests of both the residents and the businesses, no Conditional Use Permit shall be approved for a mixed-use project combining residential and commercial uses on the same site, unless the project is designed to meet the following performance standards, in addition to all other applicable regulations of this chapter.

(1) **Noise.**

- a. Residential units shall be constructed so that interior noise levels do not exceed an Ldn of 45 dB(A) in any habitable room.
- b. Commercial uses shall be designed and operated, and hours of operation limited where appropriate, so that neighboring residents are not exposed to offensive noise, especially from traffic or late- night activity. No amplified music shall be audible to neighboring residents.
- c. Common walls between residential and non-residential uses shall be constructed to minimize the transmission of noise and vibration.

(2) **Security.**

- a. The residential units shall be designed to ensure the security of residents, including, but not limited to, the provision of separate and secured entrances and exits that are directly accessible to secured parking areas.
- b. Nonresidential and residential uses located on the same floor shall not have common entrance hallways or common balconies.
- c. Parking spaces for nonresidential and residential uses shall be specifically designated by posting, pavement marking, and/or physical separation.

(3) **Lighting.**

- a. All outdoor lighting associated with commercial uses shall be designed so as not to adversely impact surrounding residential uses, while also providing a sufficient level of illumination for access and security purposes. Such lighting shall not blink, flash, ocillate, or be of unusually high intensity of brightness.
- b. Parking areas shall be illuminated so as to provide appropriate visibility and security during hours of darkness.

(4) **Odors, dust, vibration.** No commercial use shall be designed or operated so as to expose residents to offensive odors, dust, electrical interference, and/or vibration.

(5) **Refuse storage and location.** The residential units shall maintain a separate refuse storage container from that used by the commercial uses. It shall be clearly marked for residential use only and use by commercial uses is prohibited.

10-5.914 Development standards: MU-2 mixed-use zone.

(a) **Floor area ratio.** (See definition of floor area ratio in Section 10-5.402).

(1) **Commercial uses.** For projects containing only commercial uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 0.7.

(2) **Mixed-use.** For projects including both commercial and residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5. The following shall also apply:

a. **Maximum commercial floor area.** All floor area exceeding a floor area ratio of 0.7 shall be developed for residential uses.

b. **Minimum commercial floor area.** The commercial component of mixed-use projects shall have a minimum floor area ratio of 0.3.

(b) **Residential density.** The maximum number of dwelling units on a lot shall be one unit for each 1,245 square feet of lot area.

- (c) **Minimum lot size, mixed-use projects.** No projects containing both commercial and residential uses shall be permitted on lots with less than 15,000 square feet of lot area.
- (d) **Building height.** (See definition of building height in Section 10-5.402).
- (1) **Commercial uses.** For projects containing only commercial uses, no building or structure shall exceed a height of thirty (30) feet.
- (2) **Mixed-use.** For projects including both commercial and residential uses, no building or structure shall exceed a height of forty-five (45) feet.
- (3) **Residential uses.** For projects containing only residential uses, no building or structure shall exceed a height of forty-five (45) feet.
- (e) **Stories.** (See definition of story in Section 10-5.402).
- (1) **Commercial uses.** For projects containing only commercial uses, no building shall exceed two (2) stories.
- (2) **Mixed-use.** For projects including both commercial and residential uses, no building shall exceed three (3) stories.
- (3) **Residential uses.** For projects containing only residential uses, no building shall exceed three (3) stories.
- (f) **Setbacks.** The minimum setback requirements shall be as follows:
- (1) **Front setback.**
- a. **Minimum required.** There shall be a minimum front setback of fifteen (15) feet the full width of the lot, except that display windows may project three (3) feet into the required front setback provided that the bottom of the projection is no less than three feet above the adjacent sidewalk grade.
- b. **Maximum permitted.** In commercial or mixed-use projects, the front setback shall not exceed fifteen (15) feet for fifty (50%) percent of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. This setback area shall not be used for parking.
- (2) **Side setback.** There shall be a minimum side setback of not less than ten (10) feet the full length of the lot on the street side of a corner or reverse corner lot. No side setback shall be required along the interior lot lines.
- (3) **Rear setback.** There shall be a rear setback of not less than ten (10) feet the full length of the lot.
- (4) **Second story setback.** The second story shall have a minimum setback of twenty-five (25) feet from any property line abutting a street.
- (5) **Third story setback.** Within the first thirty (30) feet of property depth, all building elevations above the second floor shall have a minimum average setback of five (5) feet from the second floor building face.
- (g) **Outdoor living space.** Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section 10-5.1510).
- (h) **General regulations.** See Article 3 of this chapter.
- (i) **Parking regulations.** See Article 5 of this chapter.
- (j) **Sign regulations.** See Article 6 of this chapter.
- (k) **Landscaping regulations.** See Article 7 of this chapter.
- (l) **Coastal Development Permits.** See Article 10 of this chapter.
- (m) **Procedures.** See Article 12 of this chapter.
- (n) **Water Quality Measures.** See Chapter 7, Title 5 of the Redondo Beach Municipal Code.

SECTION 8. Sections 10-5.1000 through 10-5.1016 are hereby added to Article 2, Chapter 5, Title 10 of the Redondo Beach Municipal Code to read as follows. A footnote shall be added to these sections of code to read as follows: "The underlined text was adopted by Ord. 2971-05, eff. September 2, 2005, and has not yet been reviewed or certified by the Coastal Commission." This footnote shall be deleted from the Municipal Code upon certification of the amendment by the Coastal Commission.

"10-5.1000 Specific purposes, I-2 industrial zone.

In addition to the general purposes listed in Section 10-5.102, the specific purposes of the I-2 industrial zone is to:

- (a) Provide appropriately located areas consistent with the General Plan for a broad range of light industrial uses including light manufacturing, research and development, spacecraft manufacturing and associated aerospace operations, and business park offices;
- (b) Strengthen the city's economic base, and provide employment opportunities close to home for residents of the city;
- (c) Provide a suitable environment for light industrial uses, and protect them from the adverse impacts of inharmonious uses;
- (d) Permit commercial uses which are compatible with the over-all character and economic health of the industrial area;
- (e) Ensure that the appearance and effects of industrial and commercial uses are compatible with the character of the area in which they are located;
- (f) Minimize the impact of industrial and commercial uses on adjacent residential zones;
- (g) Ensure the provision of adequate off-street parking and loading facilities.
- (f) Permit the replacement of existing uses with park, recreation and open space areas.

10-5.1010 Land use regulations: I-2A industrial zone.

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.

Notwithstanding the designation of a classification as a permitted use, a use permit may be denied for any proposed use which in the opinion of the Planning Director may in their maintenance, assembly, or operation create smoke, gas, odor, dust, sound, vibration, soot, or lighting of any degree which might harmfully impact surrounding land uses. The applicant for any such use denied by the Planning Director may apply for a Conditional Use Permit.

<u>Use Classifications</u>	<u>I-2A</u>	<u>Additional Regulations</u> <u>See Section:</u>
<u>Parks, Recreation and Open Space</u>	<u>P</u>	
<u>Industrial Uses</u>		
<u>Manufacturing and fabrication:</u>		

<u>Use Classifications</u>	<u>I-2A</u>	<u>Additional Regulations See Section:</u>
<u>Aerospace manufacturing</u>	P	
<u>Custom manufacturing</u>	P	
<u>Electronics manufacturing</u>	P	
<u>Fabricating products from finished rubber</u>	P	
<u>Garment manufacturing</u>	P	
<u>Instrument manufacturing</u>	P	
<u>Office and related machinery</u>	P	
<u>Plastics fabrication</u>	P	
<u>Shoe manufacturing</u>	P	
<u>Sign manufacturing</u>	P	
<u>Textile manufacturing</u>	P	
<u>Laboratories</u>	P	
<u>Professional offices</u>	P	10-5.1011
<u>Computer and data processing facilities</u>	P	
<u>Coastal-related uses:</u>		
<u>Ships chandlers</u>	P	
<u>Sail manufacturing</u>	P	
<u>Boat fittings</u>	P	
<u>Marine research and labs</u>	P	
<u>Boat building</u>	C	
<u>Construction-related uses:</u>		
<u>Building material storage yards</u>	C	
<u>Contractor's plants, offices, and storage yards</u>	C	
<u>Cement products manufacturing</u>	C	10-5.1011
<u>Equipment leasing and rentals</u>	C	
<u>Lumber yards</u>	C	
<u>Stone monument works</u>	C	
<u>Woodworking</u>	C	
<u>Wholesaling/distribution/storage</u>	P	
<u>Mini-warehousing and self-storage</u>	C	
<u>Motor vehicle-related uses:</u>		
<u>Motor vehicle body and fender shops</u>	C	10-5.1606
<u>Motor vehicle repair garages</u>	C	10-5.1604
<u>Motor vehicle towing and storage</u>	C	
<u>Automobile dismantling</u>	C	10-5.1011
<u>Recycling facilities:</u>		
<u>Reverse vending machines</u>	P	10-5.1616
<u>Small collection facilities</u>	P	
<u>Large collection facilities</u>	C	
<u>Light processing facilities</u>	C	
<u>Trucking terminals</u>	C	
<u>Other industrial uses:</u>		
<u>Ambulance services</u>	C	
<u>Beverage manufacturing</u>	P	

Use Classifications	I-2A	Additional Regulations See Section:
<u>with ancillary retail sales and/or tasting facilities for the public</u>	C	
<u>Carpet cleaning plants</u>	P	
<u>Communications facilities</u>	C	
<u>Facilities maintenance and construction shops</u>	P	
<u>Food products manufacturing</u>	C	
<u>Foundries</u>	C	
<u>Furniture manufacturing</u>	C	
<u>Heliports and helistops</u>	C	
<u>Household products manufacturing</u>	C	
<u>Laundries and wholesale dry cleaning plants</u>	P	
<u>Machine shops</u>	P	
<u>Motion picture and sound studios</u>	P	
<u>Pharmaceuticals manufacturing</u>	P	
<u>Photo processing</u>	P	
<u>Sheet metal shops</u>	P	
<u>Spray painting businesses</u>	P	
<u>Warehouse retail</u>	C	
<u>Warehouse retail, specialty</u>	C	
<u>Welding shops</u>	C	
Commercial Uses		
<u>Ancillary uses</u>	C	10-5.1011
<u>Service stations</u>	C	10-5.1602
Other Uses		
<u>Antennae for public communications</u>	C	
<u>Child day care centers</u>	C	
<u>Government maintenance facilities</u>	C	
<u>Government offices</u>	C	
<u>Public safety facilities</u>	C	
<u>Public utility facilities</u>	C	10-5.1614
<u>Recreation facilities</u>	C	
<u>Schools, public or private</u>	C	

10-5.1011 Additional land use regulations, I-2A Industrial zone.

- (a) **Professional offices.** Professional offices shall be located in a building designed and intended for office uses.
- (b) **Concrete ready-mix plants.** Concrete ready-mix plants are prohibited.
- (c) **Automobile dismantling.** Automobile dismantling shall only be permitted in an enclosed building.
- (d) **Ancillary commercial uses.** Ancillary commercial uses may include banks, restaurants, photocopy services, and similar uses supporting to the primary industrial uses.

10-5.1016 Development standards: I-2A Industrial zone.

- (a) Floor area ratio.** The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.0 (see definition of floor area ratio in Section 10-5.402).
- (b) Building height.** No building or structure shall exceed a height of thirty (30) feet, except as follows (see definition of building height in Section 10-5.402):
 - (1) Antennae for public utilities.** The height of antennae for public utilities shall be subject to the determination of the decision-making body pursuant to the procedures for a Conditional Use Permit.
- (c) Stories.** No building shall exceed two (2) stories (see definition of story in Section 10-5.402).
- (d) Setbacks.** The minimum setback requirements shall be as follows:
 - (1) Front setback.** There shall be a minimum front setback of fifteen (15) feet the full width of the lot.
 - (2) Side setback.** There shall be a minimum side setback of fifteen (15) feet the full length of the lot on the street side of a corner or reverse corner lot. No side setback shall be required along the interior lot lines.
 - (3) Rear setback.** No rear setback shall be required.
- (e) General regulations.** See Article 3 of this chapter.
- (f) Parking regulations.** See Article 5 of this chapter.
- (g) Sign regulations.** See Article 6 of this chapter.
- (h) Landscaping regulations.** See Article 7 of this chapter.
- (i) Coastal Development Permits.** See Article 10 of this chapter.
- (j) Procedures.** See Article 12 of this chapter.
- (k) Water Quality Measures.** See Chapter 7, Title 5 of the Redondo Beach Municipal Code."

SECTION 9. The listing of sections under the heading for Public and Institutional Zones, Article 2, Chapter 5, Title 10 of the Redondo Beach Municipal Code are hereby amended to read as follows. A footnote shall be added to this section of code to read as follows: "The underlined text was adopted by Ord. 2971-05, eff. September 2, 2005, and has not yet been reviewed or certified by the Coastal Commission." This footnote shall be deleted from the Municipal Code upon certification of the amendment by the Coastal Commission.

"Sections

- 10-5.1100** Specific purposes, P Public and Institutional zones.
- 10-5.1110** Land use regulations: P-CIV Civic Center zone, P-RVP Riviera Village Parking zone, P-GP Generating Plant zone, P-ROW Right-of-Way zone, P-CF Community Facility zone, and P-PRO Parks, Recreation, and Open Space zone.
- 10-5.1111** Additional land use regulations, P Public and Institutional zones.
- 10-5.1112** Development standards: P-CIV Civic Center zone.
- 10-5.1113** Development standards: P-RVP Riviera Village Parking zone.
- 10-5.1114** Development standards: P-GP Generating Plant zone.
- 10-5.1115** Development standards: P-ROW Right-of-Way zone.
- 10-5.1116** Development standards: P-CF Community Facility zone.
- 10-5.1117** Development standards: P-PRO Parks, Recreation, and Open Space zone."

SECTION 10. Sections 10-5.1110 and 10-5.1111 of Article 2, Chapter 5, Title 10 of the Redondo Beach Municipal Code are hereby amended to read as follows and Sections 10-5.1114 through 10-5.1115 are hereby added to Article 2, Chapter 5, Title 10 of the Redondo Beach Municipal Code to read as follows. A footnote shall be added to these sections of code to read as follows: "The underlined text was adopted by Ord. 2971-05, eff. September 2, 2005, and has not yet been reviewed or certified by the Coastal Commission." This footnote shall be deleted from the Municipal Code upon certification of the amendment by the Coastal Commission.

"10-5.1110 Land use regulations: P-CIV Civic Center zone, P-RVP Riviera Village parking zone, P-GP Generating Plant zone, P-ROW Right-of-Way zone, P-CF community facility zone, and P-PRO parks, recreation, and open space zone.

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	P-CIV	P-RVP	<u>P-GP</u>	<u>P-ROW</u>	P-CF	P-PRO	Additional Regulations See Section:
Public and Other Uses							
Parks, parkettes, open space, recreational facilities, beaches, and coastal bluffs	P	P	<u>P</u>	<u>P</u>	P	P	10-5.1111(a) 10-5.1111(b) 10-5.1111(c)
Public buildings in parks, recreation areas, open space areas, and beaches	C	C	<u>C</u>	<u>C</u>	C	C	10-5.1111(a) 10-5.1111(b) 10-5.1111(c)
Adult education centers	--	---	---	---	C	---	
Agricultural and horticultural uses	C	---	---	<u>C</u>	C	C	10-5.1111(a) 10-5.1111(c)
Child day care centers	C	---	---	---	C	C	10-5.1111(a) 10-5.1111(c)
Community centers	C	---	---	---	C	C	10-5.1111(a) 10-5.1111(c)
Cultural institutions	C	---	---	---	C	C	10-5.1111(a) 10-5.1111(c)
Government maintenance facilities	C	---	---	---	C	C	10-5.1111(a)
Government offices	C	---	---	---	C	C	10-5.1111(a) 10-5.1111(c)

Use Classifications	P-CIV	P-RVP	P- GP	P- ROW	P- CF	P-PRO	Additional Regulations See Section:
Public gymnasiums and athletic clubs	C	---	---	---	C	C	10-5.1111(a) 10-5.1111(c)
Hospitals	--	---	---	---	C	---	
Medical offices and health-related facilities	--	---	---	---	C	---	
Nurseries, wholesale and retail	C	---	---	C	C	C	10-5.1111(a) 10-5.1111(c)
Performance art facilities	C	---	---	---	C	C	10-5.1111(a) 10-5.1111(c)
Parking lots	C	C	---	C	C	C	10-5.1111(a) 10-5.1111(c)
Public safety facilities	C	---	---	---	C	C	10-5.1111(a) 10-5.1111(c)
Public utility facilities	C	C	C	C	C	C	10-5.1614 10-5.1111(a) 10-5.1111(c)
Schools, public and private	---	---	---	---	C	---	
Accessory uses/structures	P	P	---	P	P	P	10-5.1111(b) 10-5.1111(c)

10-5.1111 Additional land use regulations, P public and institutional zones.

(a) **Recreation and Parks Commission Review, P-PRO zone.** In the P-PRO parks, recreation, and open space zone, all applications for uses and development shall be referred to the Recreation and Parks Commission for its study and recommendations before submission to the appropriate decision-making body.

(b) **Recreational uses, P-ROW zone.** In the P-ROW right-of-way zone, recreational uses shall be limited to only passive type uses.

(c) **Accessory uses and structures.**

(1) **Development standards.** Permitted accessory uses and structures, including, but not limited to, storage sheds, maintenance buildings, lighting fixtures, view decks, rest rooms, flag poles, and concession stands, shall be subject to the height, setback, and floor area ratio standards of the zone in which it is located, except that height and setback standards may be modified subject to Planning Commission Design Review. In zones where no height standard is specified, permitted accessory uses and structures exceeding a height of thirty (30) feet shall be subject to Planning Commission Design Review, except that flag poles, lighting fixtures, and similar structures which do not contain floor area and which exceed a height of thirty (30) feet may be approved by the Planning Director. In zones where no maximum floor area ratio is specified, any building exceeding 1,000 square feet shall be subject to Planning Commission Design Review.

(d) **Preservation of public beach.** The beach and coastal bluffs south of Torrance Boulevard and west of Esplanade shall be maintained and preserved for public beach, open space and public recreational use. Notwithstanding Section 10-5.1110, the beach and coastal bluffs shall not be permitted to be developed with any of the uses listed other than beaches,

coastal bluffs, and accessory uses and structures as listed in subsection (b) of Section 10-5.1110. The existing beach parking lot west of Esplanade at the southerly boundary of the City shall also be retained.

10-5.1114 Development standards: P-GP generating plant zone.

- (a) Floor area ratio.** The floor area ratio shall be determined subject to Planning Commission Review.
- (b) Building height.** Height of buildings or structures shall be determined subject to Planning Commission Review.
- (c) Stories.** The number of stories of any building shall be determined subject to Planning Commission Review.
- (d) Setbacks.** Setbacks shall be determined subject to Planning Commission Review.
- (e) General regulations.** See Article 3 of this chapter.
- (f) Parking regulations.** See Article 5 of this chapter.
- (g) Sign regulations.** See Article 6 of this chapter.
- (h) Landscaping regulations.** See Article 7 of this chapter.
- (i) Coastal Development Permits.** See Article 10 of this chapter.
- (j) Procedures.** See Article 12 of this chapter.
- (k) Water Quality Measures.** See Chapter 7, Title 5 of the Redondo Beach Municipal Code.

10-5.1115 Development standards: P-ROW right-of-way zone.

- (a) Floor area ratio.** The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 0.1 (see definition of floor area ratio in Section 10-2.402).
- (b) Building height.** No building or structure shall exceed a height of fifteen (15) feet (see definition of building height in Section 10-2.402).
- (c) Stories.** No building shall exceed one story (see definition of story in Section 10-2.402).
- (d) Setbacks.**
 - (1)** There shall be a minimum setback of twenty (20) feet from any property line abutting a street.
 - (2)** There shall be a minimum setback of five (5) feet from any property line not abutting a street.
- (e) General regulations.** See Article 3 of this chapter.
- (f) Parking regulations.** See Article 5 of this chapter.
- (g) Sign regulations.** See Article 6 of this chapter.
- (h) Landscaping regulations.** See Article 7 of this chapter.
- (i) Coastal Development Permits.** See Article 10 of this chapter.
- (j) Procedures.** See Article 12 of this chapter.
- (k) Water Quality Measures.** See Chapter 7, Title 5 of the Redondo Beach Municipal Code.

SECTION 11. 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 12. 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, the invalidity of such section, subsection, sentence, clause, or phrase shall not affect the validity of the remaining portions of this ordinance.

ORDINANCE NO. 2971-05
AMENDING COASTAL ZONING ORDINANCE
N. CATALINA/BERYL/N. HARBOR/HERONDO
PAGE NO. 22

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California Coastal Commission

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 13. PUBLICATION AND EFFECTIVE DATE. This ordinance shall be published by one insertion in the Easy Reader, 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 2nd DAY OF August, 2005.


Mike Gin, Mayor

ATTEST:

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

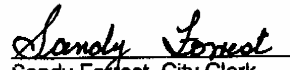
I, Sandy Forrest, City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Ordinance No. 2971-05 was duly introduced at a regular meeting of the City Council held on the 19th day of July, 2005, and was duly approved and adopted by the City Council at a regular meeting of said City Council held on the 2nd day of August, 2005, by the following vote:

AYES: Cagle, Szerlip, Diels, Parsons


NOES: None

ABSENT: Aspel

ABSTAIN: None


Sandy Forrest, City Clerk

APPROVED AS TO FORM:


Michael W. Webb, City Attorney

ORDINANCE NO. 2972-05

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
REDONDO BEACH, CALIFORNIA, AMENDING THE ZONING
MAP FOR THE AREA BOUNDED BY N. CATALINA AVENUE,
BERYL STREET, N. HARBOR DRIVE, AND HERONDO STREET**

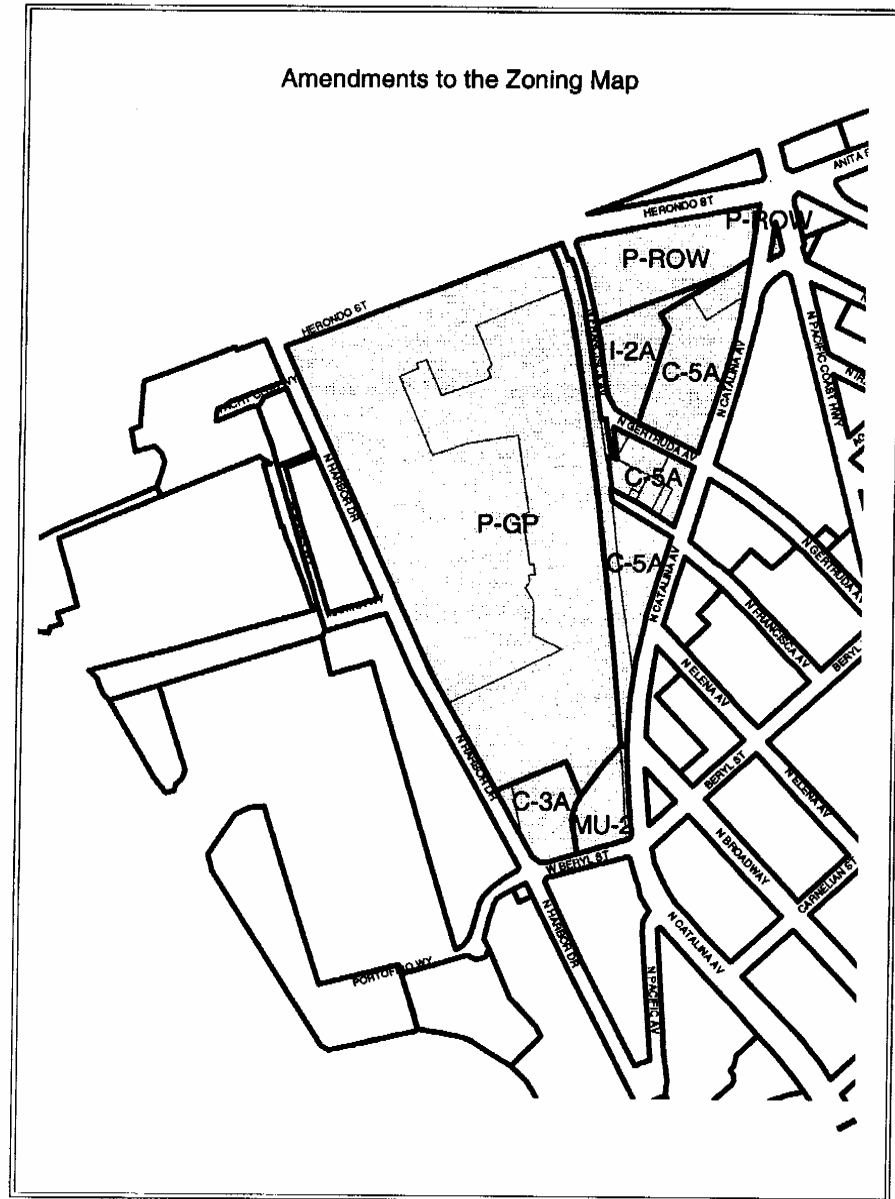
THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES
HEREBY FIND AS FOLLOWS:

SECTION 1. FINDINGS.

- A. The amendments to the Zoning Map re-establish zoning designations that existed prior to the adoption of the "Heart of the City Specific Plan" in March 2002, consistent with the General Plan Land Use Map designations.
- B. The amendments to the Zoning Map are consistent with the certified Coastal Land Use Plan.
- C. The City Council considered the information contained in the initial study and Negative Declaration for the proposed amendments, and the City Council adopted Negative Declaration No. 2005-05-ND-004, finding and determining that the proposed amendments will not have a significant effect on the environment, and further finding that the proposed amendments will have a de minimis impact on Fish and Game resources pursuant to Section 21089(b) of the Public Resources Code.

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

SECTION 2. AMENDMENT OF THE ZONING MAP. The zoning map is hereby amended for the area bounded by N. Catalina Avenue, Beryl Street, N. Harbor Drive, and Herondo Street as shown in the following map and as listed Table 1 below.



Redondo Beach LCPA 2-08
Harbor, Pier and Power Plant Areas
Page 178

TABLE 1 PROPOSED AMENDMENTS TO THE ZONING MAP			
LOS ANGELES COUNTY ASSESSOR PARCEL NUMBER	NUM	STREET	ZONING
7503001800			P-ROW
7503013003	125	W BERYL ST	MU-2
7503013011			C-5A
7503013013			C-3A
7503013014			P-GP
7503013015	1100	N HARBOR DR	P-GP
7503013815			C-5A
7503013819	1100	N HARBOR DR	P-GP
7503013820			P-GP
7503013901	400	N HARBOR DR	C-3A
7503014010			I-2A
7503014011	1217	N CATALINA AVE	C-5A
7503014013			I-2A
7503014014			I-2A
7503014015			I-2A
7503014803			P-ROW
7503014805			P-ROW
7503014902	1231	N CATALINA AVE	C-5A
7503021019			C-5A
7503021020			C-5A
7503021021	612	N FRANCISCA AVE	C-5A
7503021022	610	N FRANCISCA AVE	C-5A
7503021023	606	N FRANCISCA AVE	C-5A
7503021024	604	N FRANCISCA AVE	C-5A
7503021028			C-5A
7503021029			C-5A
7503021030			C-5A
7503021035	811	N CATALINA AVE	C-5A
7503021036			C-5A

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 Easy Reader, 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 2nd DAY OF August, 2005.


Mike Gin, Mayor

ATTEST:

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

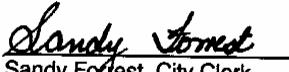
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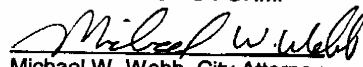
NOES: None

ABSENT: Aspel

ABSTAIN: None


Sandy Forrest, City Clerk

APPROVED AS TO FORM:


Michael W. Webb, City Attorney

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JAN 26 2009

**CALIFORNIA
COASTAL COMMISSION**

Date: 8 Jan 09
Subject: Redondo Beach Harbor and Pier Rezoning Environmental Study
To: Mr. Gabriel Buhr

References: - Attachment 1 to this letter
- Redondo Residents' Request To The Coastal Commission To Reject Redondo's IES 2007-03-IES-003 Pertaining to the King Harbor/Redondo Pier Rezoning; dated 11 May 08

Mr. Buhr,

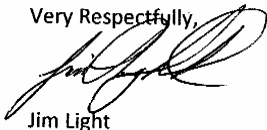
Recent data has been published by the City of Redondo that bolsters our position that the Harbor and Pier rezoning Initial Environmental Study is inaccurate, inadequate and does not represent a reasonable expectation of the impacts of the proposed zoning change. We are submitting this evidence (Attachment 1) to augment our 11 May 2008 submission entitled: Redondo Residents' Request To The Coastal Commission To Reject Redondo's IES 2007-03-IES-003 Pertaining to the King Harbor/Redondo Pier Rezoning.

This additional information published by the City of Redondo for its Growth and Traffic Management Committee and for their upcoming Circulation Element Update shows current traffic conditions and projected traffic conditions that contradict the overly optimistic results of the Heart of the City (HOC) EIR upon which the Initial Environmental Study (IES) for the Harbor and Pier rezoning rely.

We repeat our request that the Coastal Commission reject the environmental analysis submitted with the harbor and pier zoning change. As evidenced by our submissions, the impacts will be greater than those depicted in the IES and HOC EIR. The residents of Redondo deserve an accurate assessment of the potential impacts of the zoning change proposed.

We appreciate your consideration of these submissions in your review, findings and recommendations to the Commissioners.

Very Respectfully,



Jim Light
602B S Broadway
Redondo Beach, CA 90277
310-540-8934

Attachment: Supplemental Information to Redondo Residents' Request To The Coastal Commission To Reject Redondo's IES 2007-03-IES-003 Pertaining to the King Harbor/Redondo Pier Rezoning

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CALIFORNIA
COASTAL COMMISSION

805 S. Juanita
Redondo Bch. CA 90277
4/18/09

Gabriel Buhr
California Coastal Commission
200 Ocean Gate # 1000
Long Beach, CA 90802

Mr. Buhr:

I am writing to express my concern about over development of the Redondo Beach harbor area.

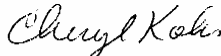
Any harbor zoning change should ensure the following:

1. Any development must not negatively impact the primary use of King Harbor as a small boat harbor.
 - a) Easy, nearby parking for boat slip/boat hoist/ boat ramp access and boat trailers should be available to meet the needs of boaters and visitors to Seaside Lagoon.
 - b) Convenient vehicular access to the small boat launch should be preserved.
 - c) Traffic generated by new harbor development must not impede harbor access for boaters.
 - d) A boatyard must be protected in King Harbor
2. The Seaside Lagoon site be preserved as public open space and must not be paved over for a parking lot that would support retail, office and hotel development in the harbor.
3. Development requirements for open space be doubled (from 20% to 40%).
4. View corridors of the harbor from the bike path and harbor drive must be retained.

I am concerned about the city's use of the flawed and outdated EIR and I do not believe it reasonably represents the impacts of the harbor rezoning.

Thank you for your attention to this matter.

Regards,



Cheryl Kohr

Jane Affonso
1919 Belmont Lane
Redondo Beach, CA 90278

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MAY 26 2009

CALIFORNIA
COASTAL COMMISSION

May 22, 2009

Mr. Gabriel Buhr
California Coastal Commission
200 Oceangate # 1000,
Long Beach, CA 90802


Dear Mr. Buhr:

Thank you for your work on the Coastal Commission. I'm writing to you about my concern for the change in zoning proposed for the Redondo Beach waterfront area. I'm concerned that the environmental analysis is not adequate and that public access to small boat harbor and public space will be compromised. In fact, the current proposal seems similar to the Heart of the City plan which was a gift to the developers and was voted down by the public. The traffic figures in the EIR seem understated and I fear the Seaside Lagoon which is public space will be converted to private use. I would like a bike path with views of the ocean.

My dream is to have a park/ wetlands restoration of the nearby power plant and I hope you and the Coastal Commission will keep this unique opportunity in mind when you vote on the Redondo Beach waterfront area. Traffic and over commercialization with more hotels and restaurants is not consistent with a goal of preserving our coast for all and adding green space to the South Bay.

Thank you for your attention to this issue!

Sincerely,


Jane Affonso

Redondo Beach Municipal Code

[Up](#) [Previous](#) [Next](#) [Main](#) [Search](#) [Print](#) [No Frames](#)

[Title 10 PLANNING AND ZONING](#)
[Chapter 2 ZONING AND LAND USE](#)
[Article 8. Nonconforming Uses and Structures](#)

10-2.2002 Nonconforming uses.


The provisions of this section apply only to nonconforming uses which were lawful when initially established. Conforming uses located within structures or on sites which do not conform to development standards such as density, parking, setbacks, height, landscaping, or open space, shall be subject to Section 10-2.2004 (Nonconforming structures) and shall not be subject to the standards of this section.

(a) **Continuation or replacement of a nonconforming use.** A nonconforming use may continue provided there are no structural alterations to the structure in which the use is located except for those required by the Building Official, and except those approved pursuant to subsection (b) of this section. An existing nonconforming use may be changed to another nonconforming use, providing:

- (1) No structural alterations are made; and
- (2) The existing nonconforming use and the proposed nonconforming use are listed in Article 2 as uses within the same class of zones as defined in subsection (i) of Section 10-2.201, and the proposed nonconforming use is listed as a permitted use within that class of zones; and
- (3) The proposed nonconforming use does not require the provision of off-street parking in an amount greater than the existing nonconforming use.

(b) **Structural alterations and minor additions to a nonconforming use.** Structural alterations or minor additions to a nonconforming use may be approved subject to Planning Commission Design Review pursuant to Section 10-2.2502, and subject to the following criteria:

- (1) The alteration or addition shall not adversely impact surrounding property.
- (2) The alteration or addition shall not increase the degree of nonconformity with respect to the standards of property development for the zone in which the property is located, including, but not limited to, density, building height, floor area ratio, and setback requirements.
- (3) The alteration or addition shall not decrease the future capability of the structure to provide off-street parking at a ratio that could reasonably allow replacement by a conforming use.

EXHIBIT# 20
Page 1 of 2
Application Number:
RDB-MAJ-2-08
 California Coastal
Commission

(4) The alteration or addition shall not cause or increase a deficiency in the number of parking spaces required for the existing use.

(5) That if the structure containing the nonconforming use is nonconforming with respect to the standards of property development for the zone in which the property is located, including, but not limited to, density, building height, floor area ratio, or provision of off-street parking, the alteration or addition shall not substantially increase the useful life of the nonconforming structure.

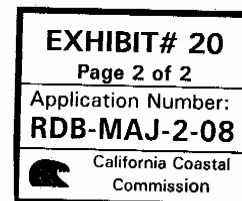
(6) The alteration or addition is not inconsistent with the General Plan.

(c) **Adding additional uses.** While a nonconforming use exists on any lot, no additional use may be established thereon even though such other use would otherwise be a permitted use.

(d) **Discontinuance of uses.** A nonconforming use which has been suspended or discontinued for a continuous period of at least two (2) years shall automatically expire and may not be renewed, nor replaced, by any other use not permitted within the zone. A nonconforming use which has been changed to a conforming use for a continuous period of six (6) months or more shall not be re-established, and the use of the structure or site thereafter shall be in conformity with the land use regulations for the zone in which it is located.

(e) **Re-establishment of uses in structures partially destroyed.** A nonconforming use in a structure destroyed due to an involuntary event to the extent of fifty (50%) percent or more of its square footage at the time of its partial destruction may not be re-established and any new structure shall conform to all the requirements of City laws upon reconstruction.

(Ord. 2756 c.s., eff. January 18, 1996)



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COASTAL COMMISSION**

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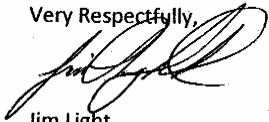
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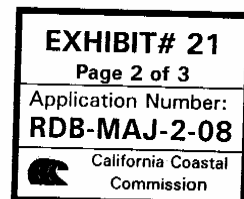
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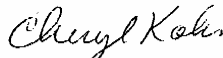
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