

CALIFORNIA COASTAL COMMISSION

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Th12a

October 13, 2016

TO: Commissioners and Interested Persons

FROM: Steve Hudson, Deputy Director
Charles Posner, Supervisor of Planning
Amber Dobson, Coastal Program Analyst

RE: Amendment Request No. 1-16 (LCP-5-RDB-16-0021-1) to the City of Redondo Beach Local Coastal Program, for Commission Action at its November 3, 2016 meeting in Half Moon Bay.

Local Coastal Program Amendment No. 1-16

The Coastal Commission certified the City of Redondo Beach Local Coastal Program (LCP) on September 11, 2003. Amendment Request No. 1-16 would amend the City's Land Use Plan and Implementation Plan (implementing ordinances in Title 10, Chapter 5 of the municipal code) to allow Residential Care Facilities for the Elderly in areas zoned Public Community Facility (P-CF) larger than 1 acre with a conditional use permit. The project-driven amendment would only apply to one site that is 3.37 acres in the coastal zone: a former school site, owned by the school district, at 320 Knob Hill. Both the LUP and the IP are affected by the LCP amendment request.

The proposed changes to the LUP are in Resolution No. CC-1601-009 and the proposed changes to the implementing ordinances (IP) are in Ordinance No. O-3148-16 (see **Exhibits 2 and 3**). The LCP amendment request was submitted for Commission certification by City Council Resolution No. CC-1602-017 (**Exhibit 1**). The City Planning Commission held a public hearing regarding the EIR, LCP amendment and General Plan changes on October 15, 2015, and the City Council held a public hearing on February 16, 2016. The City submitted LCP Amendment Request on May 3, 2016 and Commission staff deemed the LCP amendment request complete on August 1, 2016.

STAFF RECOMMENDATION

The standard of review for the proposed amendment to the Land Use Plan (LUP), pursuant to Section 30512 and 30514 of the Coastal Act, is that the proposed LUP amendment meets the requirements of and is in conformance with the Chapter 3 policies of the Coastal Act. The standard of review for the LCP Implementing Ordinances (IP), pursuant to Sections 30513 and 30514 of the Coastal Act, is that the proposed IP amendment conforms with and is adequate to carry out the provisions of the certified Land Use Plan (LUP). The City's amendment would change the land use of the Public Community Facility designation by adding a conditional use for elderly residential care facilities, and increasing the intensity of the land use by adding a residential element where none existed before, and therefore the amendment is considered a major amendment. The amendment

would not affect the existing underlying land use designation of any parcel and no change is proposed to the map of the LUP. The changes proposed in this LCP amendment will not adversely affect coastal resources and are consistent with the Coastal Act policies. Staff is recommending that the Commission, after a public hearing, certify the LCP amendment request as submitted. The two motions to accomplish this recommendation are below.

I. MOTIONS AND RESOLUTIONS

Motion 1:

I move that the Commission certify Amendment No. 1-16 to the City of Redondo Beach Land Use Plan as submitted by the City.

Staff recommends a **YES** vote. Passage of this motion will result in the certification of the LUP Amendment as submitted and adoption of the following resolution and findings. The motion to certify passes only upon an affirmative vote of a majority of the appointed Commissioners.

Resolution to Certify the LUP Amendment as Submitted

The Commission hereby certifies Amendment Request No. 1-16 to the LUP for the City of Redondo Beach as submitted and adopts the findings set forth below on grounds that the LUP conforms with the policies of Chapter 3 of the Coastal Act. Certification of the LUP amendment complies with the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the 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.

Motion 2:

I move that the Commission certify Amendment No. 1-16 to the City of Redondo Beach Implementing Ordinances as submitted by the City.

Staff recommends a **YES** vote. Passage of this motion will result in certification of the amendment to the LCP Implementing Ordinances as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

Resolution to Certify the IP Amendment as Submitted

The Commission hereby certifies Amendment Request No. 1-16 to the LCP Implementing Ordinances for the City of Redondo Beach as submitted and adopts the findings set forth below on grounds that the Implementing Ordinances are adequate to carry out, the provisions of the certified Land Use Plan. Certification of the Implementing Ordinances 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. FINDINGS

A. Description of the LUP Amendment Request

The City of Redondo Beach LUP is divided into Area 1 and Area 2, which were certified separately at different times. Area 1 is the larger of the two and was certified first; it includes the majority of the Coastal Zone in the City and only excludes the AES Generating Power Plant site and the Harbor/Pier area, which comprises Area 2. This LCP amendment applies only to Area 1 of the LUP and to all sites within the P-CF zone.

The project driven amendment would allow for the proposed project on a 3.37 acre site designated as “Public or Institutional (P)” in the LUP: a two story, 80,000 sq. ft. assisted living facility with 96 residential suites (maximum 130 beds) to accommodate elderly patients with Alzheimer’s and similar memory loss conditions in Sub Area #7. Sub Area #7 is approximately 40 acres, extending from Knob Hill in the north to Avenue I in the south. The area is mainly residential, with some commercial along Coast Highway and one public facility—the school district site—on the northern border of the Sub Area, which is surrounded by single family homes. The proposed LCP amendment would amend the City’s LUP for Sub Area #7, changing the description of the former elementary school site to a school-district owned property in Chapter VI, B “Locating and Planning New Development” of the LUP (text added is **bold and underlined**, and text to be deleted is struck through), as follows:

~~Public Facility—The elementary school, Patterson, is located at the northerly border of the subarea. The school currently contains grade levels kindergarten through 6.~~

Institutional/Public-Community Facility- The Redondo Beach Unified School District owned property located at the northerly border of the subarea.

The amendment would also change the “Proposed Land Use Classifications,” Section C of Chapter 6 in the LUP, under Public or Institutional (P) by adding the following language allowing for Residential Care Facilities for the Elderly:

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

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~~ **Redondo Beach Unified School District owned property** 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, **Residential Care Facilities for the Elderly (RCFE)**, schools, parking lots, and similar public or institutional 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.

Finally, the LUP amendment would amend Land Use Policy #14 to add the Residential Care Facilities for the Elderly on Public-Community Facility lots in Area 1 of the LCP and allow for limited variances for development standards if the variance does not adversely affect coastal resources:

14. Allow for the development of housing for senior citizens in Area 1 of the Coastal Zone by permitting such housing to vary from the limits on height, density, floor area and number of stories, the requirements for upper level setbacks, required percentage of commercial frontage and the parking standards in the zone in which it is located (subject to approval of Conditional Use Permit and Planning Commission Design Review) in areas classified as Multi-Family Residential ("R-3", "RMD", and "RH"), and Mixed-Use ("MU") on the Coastal Land Use Plan Map, and on lots classified Commercial ("C-2", "C-3", and "C-4") on the Coastal Land Use Plan Map, that are also located north of Knob Hill Avenue, adjacent to Pacific Coast Highway **and on lots classified Public-Community Facility ("P-CF" - and where, in the P-CF zone, only senior housing classified as Residential Care Facilities for the Elderly (RCFE) over one acre)** provided that:

- (a) The project does not impact pier or beach access parking;
- (b) It is appropriate at the proposed location;
- (c) It does not displace a visitor serving commercial facility, defined as a commercial development that provides accommodations, food, and services, including hotels, motels, campgrounds, restaurants and commercial recreation developments such as shopping, eating and amusement areas for tourists;
- (d) Any proposed projections above the height limit of the underlying zone will have no significant impact on public views to or along the coastline or coastal bluffs;
- (e) It protects community character and pedestrian scale;
- (f) With the exception of an elevator housing to accommodate the handicapped, it is consistent with adopted LUP height limits in zones designated for low and medium density multi-family residential use;
- (g) It is located within a reasonable walking distance of commercial retail, professional, and social and community services patronized by senior citizens, or has its own private shuttle bus that will provide daily access to

these services, or be within a reasonable walking distance of a bus or transit stop providing access to these services; and
(h) The project includes units affordable to lower-income or moderate-income households to the extent feasible.

B. Consistency with Chapter 3 of the Coastal Act

The LUP amendment would only apply to one site within the Coastal Zone; this site is zoned P-CF, is over 1 acre, and is located at 320 Knob Hill Ave. The location of the project-specific amendment is not between the first public road and the sea; it is approximately 1/4 mile from the beach, about 4 blocks inland of the beach.

Section 30255 of the Coastal Act states, in part:

Coastal-dependent developments shall have priority over other developments on or near the shoreline.

Section 30255 requires that coastal dependent development have priority over other forms of development on or near the shoreline. The project-driven amendment site is near the shoreline, within ¼ mile; however, there are many sites within ¼ mile of the coast that are residential or other non-priority uses. The sites in the City that do serve as priority uses are mainly in Area 2 and along Coast Highway.

The property is owned by the school district and has been offered as surplus for other institutional, governmental, and public uses for lease several times in the past. The City no longer needs this Public or Institutional site to serve as a school site and the site is too small to meet modern school development requirements. The Redondo Beach Unified School District offered the site for lease as surplus land, and commercial uses were also considered. However, the location of the property, which is adjacent to single family homes, is not ideal for commercial uses. Commercial and visitor serving uses in the City are better suited near the Waterfront Harbor and Pier area (Area 2), and adjacent to Coast Highway. Public recreational use of the site is appropriate under the land use designation and would be a priority use; however, a lease was not secured for any public recreational use. The site was offered for lease for a fair market value to agencies and for educational purposes, to government agencies, and for sub-lease. Finally, the site was offered for lease for development with the following order of priorities: public use, commercial, residential, or some combination thereof. The School District received four bids for the site, none of which came from a public agency.

Because the site formerly served as a school site, the proposed LUP amendment will not result in a loss of public recreational visitor serving uses and there will be no loss of existing, priority uses. The proposed assisted living facility is consistent with the surrounding land uses of residential. The conditional uses already allowed under the P-CF zone include child day care centers and other uses that are similar to an elderly residential care facility. The LUP amendment does not affect priority coastal uses, and the LCP will continue to be consistent with the policies of the Coastal Act.

Section 30250 of the Coastal Act states, in 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.

The LUP amendment would allow for the Care Facility (as a residential facility) to be constructed within an existing developed area that is able to accommodate the development with adequate public services and with no impact on coastal resources. The site at 320 Knob Hill is surrounded by existing development, mostly residential. The amendment is consistent with Sections 30255 and 30250 of the Coastal Act.

The amendment to Land Use Policy #14 would allow for the development of the Care Facility to vary from the development standards set forth for the area because of its use as a type of senior housing. In general, variances from the development standards could lead to impacts to scenic and visual resources, sensitive coastal resources, and other elements that are protected by Coastal Act policies.

Senior Housing is currently allowed in multi-family residential, mixed-use, commercial areas in the LUP. The amendment would allow for residential care facilities for the elderly, a type of senior housing, in P-CF zones on lots over 1 acre. The current language of Land Use Policy #14 in the LUP limits the scenarios in which residential care facilities for the elderly may be constructed. Policy #14 requires that all residential care facilities for the elderly must be consistent with the following:

- (a) The project does not impact pier or beach access parking;*
- (b) It is appropriate at the proposed location;*
- (c) It does not displace a visitor serving commercial facility, defined as a commercial development that provides accommodations, food, and services, including hotels, motels, campgrounds, restaurants and commercial recreation developments such as shopping, eating and amusement areas for tourists;*
- (d) Any proposed projections above the height limit of the underlying zone will have no significant impact on public views to or along the coastline or coastal bluffs;*
- (e) It protects community character and pedestrian scale;*
- (f) With the exception of an elevator housing to accommodate the handicapped, it is consistent with adopted LUP height limits in zones designated for low and medium density multi-family residential use;*
- (g) It is located within a reasonable walking distance of commercial retail, professional, and social and community services patronized by senior citizens, or has its own private shuttle bus that will provide daily access to these services, or be within a reasonable walking distance of a bus or transit stop providing access to these services; and*
- (h) The project includes units affordable to lower-income or moderate-income households to the extent feasible.*

The above list, as part of Land Use Policy #14, is based on Coastal Act Chapter 3 policies that protect public access, visitor serving uses, and scenic resources. The proposed elderly care facility will have to comply with these preexisting requirements, and therefore the LUP amendment will not have an impact coastal resources. The proposed LUP amendment and proposed project need to be consistent with the above list in order to be approved. LUP Policy #14 therefore ensures that the LUP amendment and anticipated future project are consistent with Coastal Act policies and that

they would not adversely impact public coastal access/parking, displace an existing visitor serving use, or impact public views to and along the coast line and coastal bluffs, and would protect community character of the area, be consistent with the height limits, and include measures to reduce vehicle miles traveled.

As such, the amendment is consistent with Coastal Act Section 30251 for the protection of scenic and visual coastal resources, Section 30253(e) for the character of the area, Sections 30210, 30211, 30252 and 30212 for the protection of coastal access and beach parking and reduced vehicle miles traveled, and Section 30213 for the protection of existing visitor serving uses. There is no need for additional suggested modifications to the above language in order for the amendment to be found consistent with the Chapter 3 policies of the Coastal Act.

C. Description of the IP Amendment Request

City of Redondo Beach Ordinance No. O-3148-16 amends the implementing ordinances to permit Residential Care Facilities for the Elderly in areas zoned Public Community Facility (P-CF) larger than 1 acre under a conditional use permit.

The amendment would add Residential Care Facilities for the Elderly as a conditional use only in the P-CF zone to the Land Use Regulations Section 10-5.1110 table (see next page):

Section 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.

Use Classification	P-CIV	P-RVP	P-GP	P-ROW	P-CF	P-PRO	Additional Regulations See Section:
Public and Other Uses							
Parks, parkettes, open space, recreational facilities, beaches, and coastal bluffs	P	P	P	P	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	C	C	C	C	10-5.1111(a), 10-5.1111(b), 10-5.1111(c)
Adult education centers	—	—	—	—	C	—	
Agricultural and horticultural uses	C	—	—	C	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)
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)
<u>Residential Care Facilities for the Elderly (RCFE)</u>	—	—	—	—	<u>C+</u>	—	<u>10-5.1111(c), 10-5.1116, 10-5.1624</u>
* <u>on properties over one acre</u>							

The amendment would also add language to the IP’s Section 10-5.1624 Housing for Senior Citizens:

(c)(1) Zones where permitted by Conditional Use Permit. Housing for senior citizens may be considered in Area 1 of the Coastal Zone in the R-3A, RMD, and RH multiple-family residential zones, in commercially zoned lots fronting Pacific Coast Highway that are also located north of Knob Hill Avenue and in all mixed-use zones.
Residential Care Facilities for the Elderly may be considered in the Coastal Zone in Public- Community Facility (P-CF) zoned lots over one acre.

D. Consistency with the LUP

The standard of review for the proposed amendment to the LCP Implementing Ordinances (IP), pursuant to Sections 30513 and 30514 of the Coastal Act, is that the proposed IP amendment conforms with, and is adequate to carry out, the provisions of the certified Land Use Plan (LUP).

The proposed changes to the IP are consistent with the changes proposed to the LUP. The proposed changes to the IP do not contain any substantial changes that would adversely affect coastal resources. The proposed changes would add specificity to the implementing ordinances. The intent for the LCP amendment is to allow for a Residential Care Facility for the Elderly to be constructed in the Coastal zone in an area not zoned multi-family housing or mixed-use on the 3.37 acre site located at 320 Knob Hill Avenue, that would allow the development of a two-story, 80,000 square foot assisted living facility with 96 residential suites (maximum 130 beds) to accommodate elderly patients who have Alzheimer's and similar memory loss conditions. The proposed amendment does not restrict the use of the land for public, high priority uses in the future, yet it does allow for Elderly care facilities in a way that is consistent with Coastal Act policies.

The construction of a Residential Care Facility for the Elderly in the coastal zone will still require a coastal development permit from the City of Redondo Beach. The changes proposed in this LCP amendment are changes that make the zoning ordinances and the certified IP more specific. All of the proposed changes conform with, and are adequate to carry out, the provisions of the certified LUP. The proposed IP amendment is consistent with the policies of the LUP and will not result in any adverse impacts to coastal resources.

E. California Environmental Quality Act

The City of Redondo Beach prepared an EIR for the planned Residential Care Facility for the Elderly that was certified on January 19, 2016. 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 Public Resources Code Section 21080.5, 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 conforms with the provisions of CEQA, including the requirement in 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 that the activity may have on the environment. 14 C.C.R. Sections 13542(a), 13540(f), and 13555(b).

The Commission finds that, for the reasons discussed in this report, the proposed LCP amendment complies with the California Environmental Quality Act because: 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, and 2) there are no further feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts which the LCP Amendment may have on the environment.

As outlined in this staff report, the proposed LUP amendment is consistent with the Chapter 3 policies of the Coastal Act and the IP amendment is consistent with the policies of the certified Land Use Plan. Therefore, the Commission finds that approval of the LCP amendment will not result in significant adverse environmental impacts under the meaning of CEQA. All public comments

received to date have also been addressed in the findings above, and all above findings are incorporated herein in their entirety by reference. The Commission therefore finds that the proposed LCP amendment is consistent with CEQA.

RESOLUTION NO. CC-1602-017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING THE SUBMITTAL OF THE LOCAL COASTAL PROGRAM AMENDMENTS TO THE CALIFORNIA COASTAL COMMISSION FOR CERTIFICATION IN ACCORDANCE WITH THE PROVISIONS OF THE PUBLIC RESOURCES CODE SECTION 30510(a)

WHEREAS, the Redondo Beach Unified School District ("RBUSD") owns a 3.37 acre parcel of property located at 320 Knob Hill Avenue, Redondo Beach CA 90277 (the "project site"), which was previously operated as a school until 1981.

WHEREAS, in 2006, RBUSD formed a surplus property advisory committee under Education Code Section 17388 et seq. for property located at 320 Knob Hill (RBUSD Resolution No. 06-07:4).

WHEREAS, in 2007 the RBUSD advisory committee prepared a report titled "Final Report and Recommendation of the Recommended Uses of Surplus Property Located at 320 Knob Hill" which recommended that the school district lease the site for fair market value (RBUSD Resolution No. R:07-08:01).

WHEREAS, in 2012, Fountain Square Development West, LLC ("Fountain Square") was selected by RBUSD to lease, construct, and operate a senior housing facility on the Project Site to provide independent living, assisted living and/or memory care services to residents over the age of 55 on the project site (also referenced as Residential Care Facilities for the Elderly or RCFE).

WHEREAS, under the terms of the lease, RBUSD would receive rent payments that would be used for educational purposes; and

WHEREAS, the current P-CF Community Facility zoning/land use designation do not permit RCFE land uses to operate on the project site; and

WHEREAS, Government Code § 65852.9 generally recognizes a school district's right to request a zone change for unused school sites; and

WHEREAS, Fountain Square and RBUSD submitted a request to amend the City of Redondo Beach's General Plan, Coastal Land Use Plan, and Coastal Zoning ("Planning Documents") to conditionally allow RCFE land uses on the project site; and

WHEREAS, the proposed project includes text amendments to the Local Coastal Program (the "LCP" includes the Coastal Land Use Plan and its Implementing Ordinance contained in Title 10, Chapter 5 of the Municipal Code); and



WHEREAS, the City sent an email to Coastal Commission Staff (Teresa Henry and Charles Posner) on June 10, 2015, which contained the proposed LCP amendments, and requested that the amendments be made available for review at the Commission's offices; and

WHEREAS, on June 11, 2015, the City published a Notice of Availability of proposed amendments to the City's Planning Documents and the Draft Environmental Impact Report; and

WHEREAS, on October 15, 2015 the Redondo Beach Planning Commission held a noticed public hearing and recommended that City Council adopt the amendments to the Planning Documents (Planning Commission Resolutions No. 2015-10-PCR-017 and No. 2015-10-PCR-018); and

WHEREAS, on January 19, 2016, the City Council of the City of Redondo Beach adopted Resolution CC-1601-006 Certifying Final Environmental Impact Report (SCH # 2013121065), adopting Findings, and adopting a Mitigation Monitoring and Reporting Program for the Kensington Assisted Living Facility project and Finding the amendments to the Local Coastal Program are exempt under CEQA pursuant to CEQA Guidelines Section 15265; and

WHEREAS, on January 19, 2016, the City Council of the City of Redondo Beach introduced Ordinance 3148-16 which amended the City's Coastal Zoning Ordinance, adopted Resolution CC-1601-009 which amended the City's Coastal Land Use Plan, and adopted Resolution CC-1601-008 which amended the City's General Plan Land Use Element; and

WHEREAS, on February 16, 2015, the City Council of the City of Redondo Beach adopted Ordinance 3148-16 which amended the City's Coastal Zoning Ordinance; and

WHEREAS, the Coastal Act (Pub. Res. Code § 30514(a)) states that "A certified local coastal program and all local implementing ordinances, regulations, and other actions may be amended by the appropriate local government, but no such amendment shall take effect until it has been certified by the commission"; and

WHEREAS, the Coastal Act Regulations, Title 14 Cal. Code Regs. § 13551, require the City to adopt a resolution of submittal to initiate Coastal Commission review and certification of the proposed LCP amendments; and

WHEREAS, the City is also required to obtain voter approval of the proposed LCP amendments pursuant to Article XXVII of the City Charter; and

WHEREAS, to avoid procedural delays and maximize lease revenue used to support RBUSD educational services, the City is requesting that Coastal Commission's review/certification process occur simultaneously from the voter approval process; and



WHEREAS, given the complex nature and interaction between the Commission's certification procedures and the City's voter approval procedures, the Coastal Commission has previously granted the City an extension to respond to Coastal Commission actions on LCP Amendments (see CCC, November 18, 2009 Staff Report, Item W14a); and

WHEREAS, the City of Redondo Beach is currently requesting that the California Coastal Commission also extend the timeframe to respond to Coastal Commission's actions on the current set of proposed LCP amendments; and

WHEREAS, Section 13535(c) of the California Code of Regulations, allows the Coastal Commission to extend such deadlines for good cause after consultation with the City for a period not to exceed one year by a majority vote of the commissioners present; and

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

SECTION 1. The City Council hereby finds that the above recitals are true and correct and are incorporated herein by references as if set forth in full.

SECTION 2. The City Council hereby certifies that the LCP, as amended by Resolution CC-1601-009 and Ordinance 3148-16, 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 3. The City Council hereby submits Resolution CC-1601-009 [Coastal Land Use Plan] and Ordinance 3148-16 [Coastal Zoning] to Coastal Commission for certification. At the time of submittal of these LCP amendments, the City Council of Redondo Beach had approved these LCP amendments; however, Article XXVII of the City's Charter also requires that the City seek voter approval of the proposed amendments before they can become effective. Consequently, the City hereby submits Resolution CC-1601-009 and Ordinance 3148-16 as amendments which will require formal local government adoption after Coastal Commission approval, pursuant to Tit. 14 Cal. Code Regs. § 13551(b) (2).

However, in the event that the City Council declares an affirmative vote by the Redondo Beach electorate on the proposed LCP amendments before Coastal Commission's consideration, the City requests that Coastal Commission consider the proposed amendments as amendments which will take effect automatically upon Commission approval, pursuant to Tit. 14, Cal. Code Regs. § 13551(b) (1). City Staff are hereby authorized to submit to Coastal Commission any materials necessary to demonstrate the official election results on the LCP amendments.

COASTAL COMMISSION

EXHIBIT # 1
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SECTION 4. City Staff may provide any materials or information requested by Coastal Commission as part of the submittal process, including any resolutions discussed in the recitals above, however, the City is only requesting certification/approval of Resolution CC-1601-009 and Ordinance 3148-16.

SECTION 5. Pursuant to Tit. 14, Cal Code Regs. § 13535(c), the City requests that the Coastal Commission provide the City a full year and six months to respond to Coastal Commission's actions under Tit. 14, Cal Code Regs § 13547, which will provide the City with time to finalize the voter approval requirements if necessary.

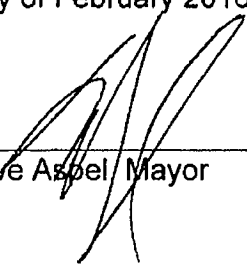
SECTION 6. That the City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

COASTAL COMMISSION

EXHIBIT # 1
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PASSED, APPROVED AND ADOPTED this 16th day of February 2016.



Steve Aspel, 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-1602-017 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 16th day of February, 2016, by the following roll call vote:

AYES: GINSBURG, BRAND, HORVATH, EMDEE

NOES: NONE


ABSENT: SAMMARCO

ABSTAIN: NONE



Eleanor Manzano, City Clerk

APPROVED AS TO FORM:



Michael W. Webb, City Attorney

COASTAL COMMISSION



RESOLUTION NO. CC-1601-009

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
REDONDO BEACH, CALIFORNIA, CONDITIONALLY
APPROVING AMENDMENTS TO THE CITY'S COASTAL
LAND USE PLAN RELATED TO RESIDENTIAL CARE
FACILITIES FOR THE ELDERLY**

WHEREAS, an application was filed by Fountain Square Development West and the Redondo Beach Unified School District (Co-applicants) requesting approval to construct a two-story, 80,000-square-foot assisted living facility with 96 residential suites (maximum 130 beds) to accommodate elderly who have Alzheimer's and similar memory loss conditions; and

WHEREAS, the proposed project includes text amendments to the Local Coastal Program (including the Coastal Land Use Plan and its Implementing Ordinance) and General Plan since the current zoning does not permit residential care facilities to operate on property located within the coastal zone; and

WHEREAS, the property is currently located within the Coastal Zone and has a Coastal Land Use Plan designation of Public or Institutional (P); and

WHEREAS, The proposed text amendments provides the legislative framework that would allow the development of a residential care facility for the elderly (RCFE) within the Coastal Zone on Public-Community Facility (P-CF) zoned lots over one acre in size; and

WHEREAS, text amendments are also being proposed for General Plan Land Use (1) Policies 1.2.3 and 1.2.4 contained in Section 2.1.4, and (2) Objective 1.46 and Policy 1.46.1 under "PUBLIC AND INSTITUTIONAL USES" to allow the development of non-governmental facilities on property designated as "P" that would provide funding for education services elsewhere; and

WHEREAS, An Initial Study was prepared pursuant to the requirements of the CEQA Statutes and determined that the proposed project requires an Environmental Impact Report (EIR); and

WHEREAS, on June 11, 2015, the City issued a Notice of Availability, which notified the public of the review and comment period of the Draft EIR. This notice also noted the availability of the proposed General Plan and Local Coastal Program amendments, and provided notice related to the Conditional Use Permit, the Coastal Development Permit, Planning Commission Design Review, and the Tentative Tract Map.

WHEREAS, the City also made the proposed Local Coastal Program amendments available for review at the City's Planning Department, at the Redondo Beach Public Library, electronically (included in the DEIR), and available at the Coastal Commission's



offices, consistent with Tit. 14, Cal. Code Regs. § 13515 and RBMC §§ 10-5.2504(j) and 10-5.2238.)

WHEREAS, in accordance with CEQA Guidelines Section 15025 (c) the Planning Commission reviewed and considered the Environmental Impact Report (SCH# 2013121065); and

WHEREAS, on October 15, 2015, the Planning Commission of the City of Redondo Beach reviewed, considered, and after discussion and public testimony, unanimously recommended the Redondo Beach City Council approve the Local Coastal Program Amendment (including the Coastal Land Use Plan, and the Coastal Zoning), the General Plan, the EIR, and conditionally approved the Conditional Use Permit, Coastal Development Permit, Planning Commission Design Review, and Tentative Vesting Parcel Map subject to the 10 findings and 39 conditions in the staff report, replacing Condition No. 15 as follows: "That all semi-truck delivery trucks and trash collection shall be restricted between the hours of 9:00 A.M. to 3:00 P.M."; and

WHEREAS, on January 19, 2016, the City Council of the City of Redondo Beach reviewed and considered the Local Coastal Program Amendment (including the Coastal Land Use Plan, and the Coastal Zoning), the General Plan, the EIR, Conditional Use Permit, Coastal Development Permit, Planning Commission Design Review, and Tentative Vesting Parcel Map; and

WHEREAS, notice of the time and place of this public hearing was published according to law in the Easy Reader, a newspaper of general circulation in the City; and

WHEREAS, all of the findings and conclusions made by the City Council pursuant to this Resolution are based upon the oral and written evidence presented to it as a whole and not based solely on the information provided in this Resolution; and

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

SECTION 1. The City Council hereby finds that the above recitals are true and correct, and are incorporated herein by reference as if set forth in full.

SECTION 2. ***Proposed Amendments to the Coastal Land Use Plan.*** New text amendments are shown with **bold double underlined text**; deletions are shown in **~~bold stricken text~~**; where existing intervening text, subsections, or sections have been omitted and are not specifically deleted, these shall not be considered amended or deleted and should therefore be considered retrained in their current state (such language may be displayed as "...").

VI. Location and Planning New Development

...
B. Subareas

COASTAL COMMISSION

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7. Subarea #7

...
The various land uses comprising subarea #7 are presented on the following table and map and described below.

...
~~Public Facility~~ ~~The elementary school, Patterson, is located at the northerly border of the subarea. The school currently contains grade levels kindergarten through 6.~~

Institutional/Public – Community Facility – The Redondo Beach Unified School District owned property located at the northerly border of the subarea.

...
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.

...
Public or Institutional

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

- ...
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~~ Redondo Beach Unified School District owned property 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, Residential Care Facilities for the Elderly (RCFE), schools, parking lots, and similar public or institutional 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.

COASTAL COMMISSION

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D. Land Use Policies

...

14. Allow for the development of housing for senior citizens in Area 1 of the Coastal Zone by permitting such housing to vary from the limits on height, density, floor area and number of stories, the requirements for upper level setbacks, required percentage of commercial frontage and the parking standards in the zone in which it is located (subject to approval of Conditional Use Permit and Planning Commission Design Review) in areas classified as Multi-Family Residential ("R-3", "RMD", and "RH"), and Mixed-Use ("MU") on the Coastal Land Use Plan Map, and on lots classified Commercial ("C-2", "C-3", and "C-4") on the Coastal Land Use Plan Map, that are also located north of Knob Hill Avenue, adjacent to Pacific Coast Highway, and on lots classified Public-Community Facility ("P-CF" – and where, in the P-CF zone, only senior housing classified as Residential Care Facilities for the Elderly (RCFE) over one acre) provided that:

- (a) The project does not impact pier or beach access parking;
- (b) It is appropriate at the proposed location;
- (c) It does not displace a visitor serving commercial facility, defined as a commercial development that provides accommodations, food, and services, including hotels, motels, campgrounds, restaurants and commercial recreation developments such as shopping, eating and amusement areas for tourists;
- (d) Any proposed projections above the height limit of the underlying zone will have no significant impact on public views to or along the coastline or coastal bluffs;
- (e) It protects community character and pedestrian scale;
- (f) With the exception of an elevator housing to accommodate the handicapped, it is consistent with adopted LUP height limits in zones designated for low and medium density multi-family residential use;
- (g) It is located within a reasonable walking distance of commercial retail, professional, and social and community services patronized by senior citizens, or has its own private shuttle bus that will provide daily access to these services, or be within a reasonable walking distance of a bus or transit stop providing access to these services; and
- (h) The project includes units affordable to lower-income or moderate-income households to the extent feasible.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this Resolution is for any reason held to be invalid, unconstitutional or unenforceable by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Resolution. The City Council hereby declares that



it would have passed this Resolution 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, unconstitutional or unenforceable.

SECTION 4. EFFECTIVE DATE. The Coastal Land Use Plan amendments contained herein shall not be effective until: (1) Coastal Commission has certified the amendments to the Local Coastal Program ("LCP") associated with the Kensington Assisted Facility Project (i.e. the Coastal Land Use Plan and Coastal Zoning Amendments considered concurrently), and (2) an affirmative vote of the Redondo Beach electorate is declared by the City Council on the Coastal Land Use Plan amendments contained herein. In the event that Coastal Commission suggests or requires modifications to the LCP amendments, item (1) will be fulfilled through compliance with Title 14, Cal. Code Regulations, Section 13544 (or similar acknowledgement from the Coastal Commission that the City has complied with the Coastal Commission's modifications).

SECTION 5. AMENDMENTS. Amendments to the Coastal Land Use Plan shall not be construed as having been enacted by initiative and shall not be subject to the provisions of California Elections Code Section 9217.

SECTION 6. The City Council hereby finds and certifies that the amendments contained in this resolution are intended to be carried out in a manner fully in conformity with the Coastal Act.

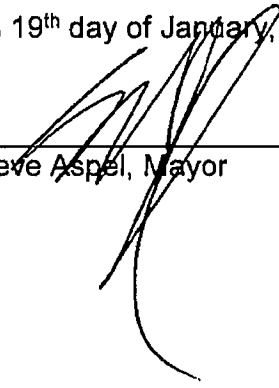
SECTION 7. The City Clerk shall certify to the passage and adoption of this resolution, shall enter the same in the Book of Original Resolutions of said City, and shall cause the action of the City Council in adopting the same to be entered in the official minutes of said City Council.

COASTAL COMMISSION

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PASSED, APPROVED, AND ADOPTED this 19th day of January, 2016.



Steve Aspel, 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-1601-009 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 January, 2016, by the following vote:

AYES: GINSBURG, BRAND, HORVATH, SAMMARCO

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

RECUSED: EMDEE



Eleanor Manzano, City Clerk

APPROVED AS TO FORM:



Michael W. Webb, City Attorney

COASTAL COMMISSION

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ORDINANCE NO. O-3148-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING THE CITY'S COASTAL ZONING CONTAINED IN TITLE 10, CHAPTER 5 OF THE CITY'S MUNICIPAL CODE RELATED TO RESIDENTIAL CARE FACILITIES FOR THE ELDERLY

WHEREAS, an application was filed by Fountain Square Development West and the Redondo Beach Unified School District (Co-applicant) requesting approval to construct a two-story, 80,000-square-foot assisted living facility with 96 residential suites (maximum 130 beds) to accommodate elderly who have Alzheimer's and similar memory loss conditions; and

WHEREAS, the proposed project includes text amendments to Title 10, Chapter 5 of the Redondo Beach Municipal Code since the current zoning does not permit residential care facilities to operate on property located within the coastal zone; and

WHEREAS, the property is currently located within the Coastal Zone and has a Coastal Land Use Plan designation of Public or Institutional (P); and

WHEREAS, The proposed text amendments provides the legislative framework that would allow the development of a residential care facility for the elderly (RCFE) within the Coastal Zone on Public-Community Facility (P-CF) zoned lots over one acre in size subject to a Conditional Use Permit; and

WHEREAS, An Initial Study was prepared pursuant to the requirements of the CEQA Statutes and determined that the proposed project requires an Environmental Impact Report (EIR); and

WHEREAS, on June 11, 2015, the City issued a Notice of Availability, which notified the public of the review and comment period of the Draft EIR. This notice also noted the availability of the proposed General Plan and Local Coastal Program amendments, and provided notice related to the Conditional Use Permit, the Coastal Development Permit, Planning Commission Design Review, and the Tentative Tract Map.

WHEREAS, the City also made the proposed Local Coastal Program amendments available for review at the City's Planning Department, at the Redondo beach Public Library, electronically (included in the DEIR), and available at the Coastal Commission's offices, consistent with Tit. 14, Cal. Code Regs. § 13515 and RBMC §§ 10-5.2504(j) and 10-5.2238.)

WHEREAS, in accordance with CEQA Guidelines Section 15025 (c) the Planning Commission reviewed and considered the Environmental Impact Report (SCH# 2013121065); and

COASTAL COMMISSION

ORDINANCE NO. O-3148-16
KENSINGTON ASSISTED LIVING FACILITY PROJECT
AMENDING SECTIONS 10-5.110 AND 10-5.1624
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WHEREAS, on October 15, 2015, the Planning Commission of the City of Redondo Beach reviewed and considered the Coastal Land Use Plan Zoning Ordinance Amendment (Title 10, Chapter 5 of the Redondo Beach Municipal Code), General Plan Amendment, Coastal Land Use Plan Amendment, and conditionally approved the Conditional Use Permit, Coastal Development Permit, Planning Commission Design Review, and Tentative Vesting Parcel Map; and

WHEREAS, on October 15, 2015, the Planning Commission after discussion and public testimony, unanimously recommended the Redondo Beach City Council approve an amendment to the Coastal Land Use Implementing Ordinance (Title 10, Chapter 5 of the Redondo Beach Municipal Code) as it relates to Sections 10-5.110 and 10-5.1624; and

WHEREAS, on January 19, 2016, the City Council held a public hearing at which time the City Council of the City of Redondo Beach considered evidence presented by the applicant, the Planning Division, and other interested parties at the public hearing with respect thereto.

WHEREAS, notice of the time and place of this public hearing was published according to law in the Easy Reader, a newspaper of general circulation in the City; and

WHEREAS, all of the findings and conclusions made by the City Council pursuant to this Resolution are based upon the oral and written evidence presented to it as a whole and not based solely on the information provided in this Resolution; and

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

SECTION 1. The City Council hereby finds that the above recitals are true and correct, and are incorporated herein by reference as if set forth in full.

SECTION 2. AMENDMENT OF CODE. ***Proposed Amendments to the Coastal Land Use Plan Implementing Ordinance (Coastal Zoning) contained in Redondo Beach Municipal Code, Title 10, Chapter 5.*** New text amendments are shown with **bold double underlined text**; deletions are shown in ~~**bold stricken text**~~; where existing intervening text, subsections, or sections have been omitted and are not specifically deleted, these shall not be considered amended or deleted and should therefore be considered retained in their current state (such language may be displayed as "...")

Section 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.

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ORDINANCE NO. O-3148-16
KENSINGTON ASSISTED LIVING FACILITY PROJECT
AMENDING SECTIONS 10-5.110 AND 10-5.1624
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Use Classification	P-CIV	P-RVP	P-GP	P-ROW	P-CF	P-PRO	Additional Regulations See Section:
Public and Other Uses							
Parks, parkettes, open space, recreational facilities, beaches, and coastal bluffs	P	P	P	P	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	C	C	C	C	10-5.1111(a), 10-5.1111(b), 10-5.1111(c)
Adult education centers	--	--	--	--	C	--	
Agricultural and horticultural uses	C	--	--	C	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)
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)

COASTAL COMMISSION

ORDINANCE NO. O-3148-18
 KENSINGTON ASSISTED LIVING FACILITY PROJECT
 AMENDING SECTIONS 10-5.110 AND 10-5.1624
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Residential Care Facilities for the Elderly (RCFE)	==	==	==	==	C*	==	10-5.1111(c), 10-5.1116, 10-5.1624
* <u>on properties over one acre</u>							

10-5.1624 Housing for senior citizens

...
 (c) **Conditional Use Permit and Planning Commission Design Review required.** No senior housing, including senior group housing, senior citizen housing development or residential care facility for the elderly shall be approved pursuant to the standards and criteria of this section unless both a Conditional Use Permit is obtained pursuant to Section 10-5.2506 and an application for Planning Commission Design Review is approved pursuant to Section 10-5.2502

(1) **Zones where permitted by Conditional Use Permit.** Housing for senior citizens may be considered in Area 1 of the Coastal Zone in the R-3A, RMD, and RH multiple-family residential zones, in commercially zoned lots fronting Pacific Coast Highway that are also located north of Knob Hill Avenue and in all mixed-use zones. Residential Care Facilities for the Elderly may be considered in the Coastal Zone in Public-Community Facility (P-CF) zoned lots over one acre.

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. SEVERABILITY. 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, unconstitutional or unenforceable.

SECTION 5. This amendments contained in this ordinance shall not be effective until: (1) Coastal Commission has certified the amendments to the Local Coastal Program ("LCP") associated with the Kensington Assisted Facility Project (i.e. the Coastal Land Use Plan and Coastal Zoning Amendments), and (2) an affirmative vote of the Redondo Beach electorate is declared by the City Council on the Coastal Zoning amendments contained herein. In the event that Coastal Commission suggests or requires modifications to the LCP amendments, item (1) will be fulfilled through compliance with Title 14, Cal. Code Regulations, Section 13544 (or similar acknowledgement from the Coastal Commission that the City has complied with the Coastal Commission's modifications).

COASTAL COMMISSION

ORDINANCE NO. O-3148-16
 KENSINGTON ASSISTED LIVING FACILITY PROJECT
 AMENDING SECTIONS 10-5.110 AND 10-5.1624
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SECTION 6. AMENDMENTS. Amendments contained in this ordinance shall not be construed as having been enacted by initiative and shall not be subject to the provisions of California Elections Code Section 9217.

SECTION 7. The City Council hereby finds and certifies that the amendments contained in this ordinance are intended to be carried out in a manner fully in conformity with the Coastal Act.

SECTION 8. PUBLICATION. This ordinance shall be published by one insertion in the official newspaper of the City.

ORDINANCE NO. O-3148-16
KENSINGTON ASSISTED LIVING FACILITY PROJECT
AMENDING SECTIONS 10-5.110 AND 10-5.1624
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COASTAL COMMISSION

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PASSED, APPROVED, AND ADOPTED this 16th day of February, 2016.



Steve Aspel, 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. was duly introduced at a regular meeting of the City Council held on the 19th day of January, 2016, and was duly approved and adopted by the City Council at a regular meeting of said City Council held on the 16th day of February, 2016, by the following vote:

AYES: GINSBURG, BRAND, HORVATH, EMDEE

NOES: NONE

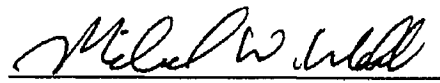
ABSENT: SAMMARCO

ABSTAIN: NONE



Eleanor Manzano, City Clerk

APPROVED AS TO FORM:



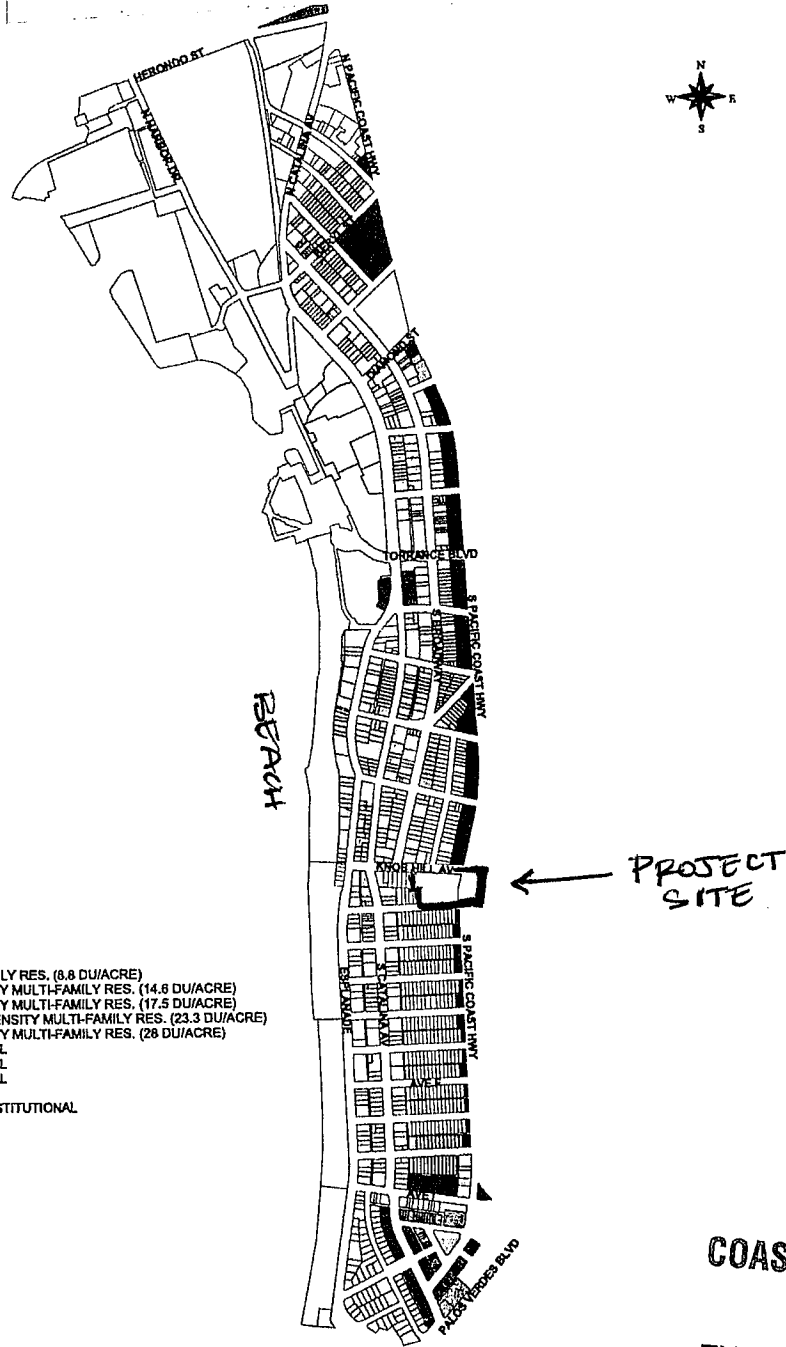
Michael W. Webb, City Attorney

COASTAL COMMISSION

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REDONDO BEACH COASTAL LAND USE PLAN MAP



- Legend**
- R-1 SINGLE FAMILY RES. (8.8 DU/ACRE)
 - R-2 LOW DENSITY MULTI-FAMILY RES. (14.6 DU/ACRE)
 - R-3 LOW DENSITY MULTI-FAMILY RES. (17.5 DU/ACRE)
 - RMD MEDIUM DENSITY MULTI-FAMILY RES. (23.3 DU/ACRE)
 - RH HIGH DENSITY MULTI-FAMILY RES. (28 DU/ACRE)
 - C-2 COMMERCIAL
 - C-3 COMMERCIAL
 - C-4 COMMERCIAL
 - MU MIXED USE
 - P PUBLIC OR INSTITUTIONAL

January 1, 2002

COASTAL COMMISSION

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