

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
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W19a

LCP-5-RDB-17-0061-1 (EMERGENCY SHELTERS)

MARCH 6, 2019

EXHIBITS

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RESOLUTION NO. CC-1709-173

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, REQUESTING CERTIFICATION OF BY THE CALIFORNIA COASTAL COMMISSION OF AMENDMENTS TO THE COASTAL LAND USE IMPLEMENTATION ORDINANCE (TITLE 10, CHAPTER 5 OF THE MUNICIPAL CODE) ADDING PROVISIONS FOR EMERGENCY SHELTERS IN THE I-2A ZONE DISTRICT, CONSISTENT WITH STATE LAW, WHICH 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 PUBLIC RESOURCES CODE SECTION 30514 AND TITLE 14, SECTION 13551 OF THE CALIFORNIA CODE OF REGULATIONS

WHEREAS, on September 11, 2003, the California Coastal Commission certified the Local Coastal Plan ("LCP") of the City of Redondo Beach (LCP Amendment No. RDB-LCP-1-02); and

WHEREAS, on December 2010 the California Coastal Commission certified amendments to the City's LCP that added Sections 10-5.1010 and 10-5.1011 to the City's Municipal Code (LCP Amendment No. RDB-MAJ-02-08); and

WHEREAS, State Housing Element Law (Government Code Section 65583) requires cities to provide opportunities for housing for all economic segments of the community, including emergency, transitional and supportive housing for the homeless populations.

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. The City Council hereby submits the proposed amendment to the Coastal Land Use Implementation Ordinance to the Coastal Commission for certification pursuant to Public Resources Code Section 30514 and California Code of Regulations, Title 14, Section 13551(b) as an amendment which will take effect automatically upon Commission approval.

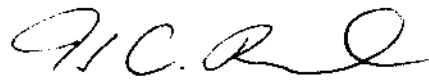
SECTION 3. Pursuant to Public Resources Code Section 30510, the City Council: (1) hereby certifies that if the amendments to the LCP are certified by the Coastal



Commission, the City Council intends to carry out the amendments to the LCP contained in Ordinances 3174-17 and 3175-17 in a manner fully in conformity with Division 5.5 of the Public Resources Code; and (2) hereby directs City Staff to provide the Coastal Commission with materials sufficient for a thorough and complete review, to the extent feasible and appropriate.

SECTION 4. That the City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

PASSED, APPROVED AND ADOPTED this 19th day of September, 2017.



William C. Brand, Mayor

APPROVED AS TO FORM:



Michael W. Webb, City Attorney

ATTEST:



Eleanor Manzano, CMC, City Clerk



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-1709-173 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 September, 2017, by the following roll call vote:

AYES: NEHRENHEIM, LOEWENSTEIN, HORVATH, GRAN, EMDEE

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE



Eleanor Manzano, CMC City Clerk



ORDINANCE NO. 3175-17

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
REDONDO BEACH, CALIFORNIA, AMENDING CHAPTER
5, TITLE 10 OF THE MUNICIPAL CODE TO ADD
PROVISIONS FOR EMERGENCY SHELTERS IN THE I-2A
ZONE DISTRICT, CONSISTENT WITH STATE LAW**

WHEREAS, State Housing Element Law (Government Code Section 65583) requires cities to provide opportunities for housing for all economic segments of the community, including emergency, transitional and supportive housing for the homeless populations; and

WHEREAS, the State legislature declares that there is a growing need for every city to plan for the location of adequate emergency shelters; and

WHEREAS, the City is required to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit and identify potential sites that could accommodate at least one year-round emergency shelter; and

WHEREAS, the State Legislature declares that there is a growing need for every city to plan for the location of adequate emergency shelters; and

WHEREAS, the I-2A zone is identified as an area with a potential site that could accommodate at least one year-round emergency shelter as a permitted use without a conditional use permit or other discretionary permit; and

WHEREAS, on September 19, 2017, the City Council held a duly noticed public hearing and approved the proposed amendments to Title 10, Chapter 5 of the Redondo Beach Municipal Code (Coastal Land Use Implementation Ordinance) pertaining to emergency shelters; and

WHEREAS, the amendment to the Coastal Zoning Ordinance is consistent with the Coastal Land Use Plan and the Comprehensive General Plan of the City;

WHEREAS, the amendment does not require a vote of the people under Article XXVII of the City Charter; and

WHEREAS, the proposed amendments to the Municipal Code are exempt from the California Environmental Quality Act of 1970, as amended (CEQA), and State and local guidelines adopted pursuant thereto, because the activity will not result in direct or reasonable foreseeable indirect physical change in the environment (Section 15060(c)(2)) and the activity is not a considered a project under CEQA and therefore qualifies for the general rule exemption under Section 15061(b)(3) of the CEQA Guidelines; and



WHEREAS, on August 17, 2017, the Planning Commission conducted a duly noticed public hearing, accepted public testimony, and adopted resolutions recommending that the City Council adopt an ordinance adding provisions for emergency shelters in the coastal land use plan implementing ordinance.

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

SECTION 1. FINDINGS.

- A. In compliance with the California Environmental Quality Act of 1970, as amended (CEQA), and State and local guidelines adopted pursuant thereto, the City Council of the City of Redondo Beach the City Council of the City of Redondo Beach determined that the zoning amendments qualified for CEQA exemption because the activity will not result in direct or reasonable foreseeable indirect physical change in the environment (Section 15060(c)(2)) and the activity is not a considered a project under CEQA and therefore qualifies for the general rule exemption under Section 15061(b)(3) of the CEQA Guidelines.
- B. The amendments to the Zoning Ordinance are consistent with the General Plan and the Coastal Land Use Plan.
- C. These amendments do not require a vote of the people under Article XXVII of the City Charter.

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

SECTION 2. The City Council hereby finds that the above recitals are true and correct and incorporates the recitals herein by reference as if set forth in full.

SECTION 3. AMENDMENT OF CODE. The following terms and definitions are hereby added to Title 10, Chapter 5, Article 1, Section 10-5.402 of the Redondo Beach Municipal Code (NOTE: Additions are highlighted as underlined and deletions are highlighted in ~~strikeout~~):

"Emergency Shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person, as defined by § 50801(e) of the California Health and Safety Code. No individual or household may be denied emergency shelter because of an inability to pay.

SECTION 4. AMENDMENT OF CODE. Title 10 Chapter 5, Article 2, Division 5, Section 10-5.1010 of the Redondo Beach Municipal Code is hereby amended to read as

follows (NOTE: Additions are highlighted as underlined and deletions are highlighted in ~~strikeout~~):

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 Community Development 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 Community Development Director may apply for a Conditional Use Permit.

Use Classifications	I-2A	Additional Regulations See Section:
Parks, Recreation and Open Space	P	
Industrial Uses		
Manufacturing and fabrication:		
Aerospace manufacturing	P	
Custom manufacturing	P	
Electronics manufacturing	P	
Fabricating products from finished rubber	P	
Garment manufacturing	P	
Instrument manufacturing	P	
Office and related machinery	P	
Plastics fabrication	P	
Shoe manufacturing	P	
Sign manufacturing	P	
Textile manufacturing	P	
Laboratories	P	
Professional offices	P	10-5.1011
Computer and data processing facilities	P	
Coastal-related uses:		
Ships chandlers	P	
Sail manufacturing	P	
Boat fittings	P	
Marine research and labs	P	
Boat building	C	
Construction-related uses:		
Building material storage yards	C	

Use Classifications	I-2A	Additional Regulations See Section:
Contractor's plants, offices, and storage yards	C	
Cement products manufacturing	C	
Equipment leasing and rentals	C	10-5.1011
Lumber yards	C	
Stone monument works	C	
Woodworking	C	
Wholesaling/distribution/storage	P	
Mini-warehousing and self-storage	C	
Motor vehicle-related uses:		
Motor vehicle body and fender shops	C	10-5.1606
Motor vehicle repair garages	C	10-5.1604
Motor vehicle towing and storage	C	
Automobile dismantling	C	10-5.1011
Recycling facilities:		10-5.1616
Reverse vending machines	P	
Small collection facilities	P	
Large collection facilities	C	
Light processing facilities	C	
Trucking terminals	C	
Industrial Uses (cont'd)		
Other industrial uses:		
Ambulance services	C	
Beverage manufacturing	P	
With ancillary retail sales and/or tasting facilities for the public	C	
Carpet cleaning plants	P	
Communications facilities	C	
Facilities maintenance and construction shops	P	
Food products manufacturing	C	
Foundries	C	
Furniture manufacturing	C	
Heliports and helistops	C	
Household products manufacturing	P	
Laundries and wholesale dry cleaning plants	P	
Machine shops	P	
Motion picture and sound studios	P	
Pharmaceuticals manufacturing	P	
Photo processing	P	
Sheet metal shops	P	
Spray painting businesses	C	
Warehouse retail	C	

Use Classifications	I-2A	Additional Regulations See Section:
Warehouse retail, specialty	C	
Welding shops	C	
Commercial Uses		
Ancillary uses	C	10-5.1011
Service stations	C	10-5.1602
Other Uses		
Antennae for public communications	C	
Child day care centers	C	
<u>Emergency shelters</u>	<u>P</u>	<u>10-5.1634</u>
Government maintenance facilities	C	
Government offices	C	
Public safety facilities	C	
Public utility facilities	C	10-5.1614
Recreation facilities	C	
Schools, public or private	C	

SECTION 5. AMENDMENT OF CODE. Title 10, Chapter 5, Article 4 of the Redondo Beach Municipal Code is hereby amended to add Section 10-5.1634 to read as follows (NOTE: Additions are highlighted as underlined and deletions are highlighted in ~~strikeout~~):

10-5.1634 Emergency shelters.

(a) Purpose. The purpose of this Section is to provide emergency shelter opportunities for homeless persons within the I-2A Zone District.

(b) Development Standards. The following standards shall apply, as permitted by Government Code Section 65583(a)(4):

(1) The proposed shelter shall conform to the applicable Building and Fire Codes.

(2) The proposed shelter shall be consistent with the General Plan.

(3) The proposed shelter shall meet the development standards that are applicable to the I-2A Zone District.

(4) The maximum number of beds or persons permitted to be served nightly by the facility shall be based upon California Building Code Occupancy limits for the building in which the shelter is to be housed or developed.

(5) On-site management shall be provided on a 24-hour basis.

(6) Off-street parking shall be provided in accordance with Section 10-5.1706.

(7) The shelter shall be located no less than 300 feet from any other shelter facility, as permitted by Cal Gov't Code Section 65583(a)(4).

(8) The length of stay for any client shall be a maximum of six months in a 12-month period.

(9) 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, oscillate, 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.

(c) Review. The Director shall have the authority to review and approve emergency shelters that meet the requirements of this Section. The review shall be ministerial.

SECTION 6. AMENDMENT OF CODE. Title 10, Chapter 5, Article 5, Section 10-5.1706(a)(1), of the Redondo Beach Municipal Code is hereby amended to read as follows (NOTE: Additions are highlighted as underlined and deletions are highlighted in ~~strikeout~~):

10-5.1706 Commercial, industrial, and other nonresidential parking standards.

(a) Nonresidential: automobile parking spaces required.

(1) The following are the minimum required off-street parking standards for commercial, industrial, and other nonresidential uses.

Use	Spaces Required
Places of assembly, including churches, theaters, auditoriums and similar uses:	One space for every five (5) seats or one space for every forty (40) square feet of seating area where there are no fixed seats.
Ambulance services:	Three (3) spaces for every emergency vehicle.
Amusement centers (arcades, skating rinks, miniature golf, and similar uses):	One space per each 200 square feet of area within enclosed buildings, plus one space for every three (3) persons that the outdoor facilities are designed to accommodate when used to the maximum capacity.
Automobile repair garages and service stations:	One space for each 250 square feet of gross floor area, but not less than three (3) spaces per service bay, plus one space per tow truck operating from the site.
Banks and savings and loans:	One space for every 250 square feet of gross floor area.
Bars and cocktail lounges:	One space for every four (4) seats, but not less than one space for each fifty (50) square feet of gross floor area designated for seating, including aisles.
Billiard parlors:	Two (2) to three (3) spaces per table, depending on the nature of the specific project.
Boat slips:	Three-fourths space for each boat slip.

Use	Spaces Required
Bowling alleys:	Four (4) spaces for each lane, plus one space per each 200 square feet of floor area used for consumption of food or beverages or other recreational area.
Business offices:	One space for each 300 square feet of gross floor area.
Child day-care centers:	One space per employee, plus drop-off and pick-up areas as determined necessary based on the center's maximum capacity.
<u>Emergency shelters:</u>	<u>One space for each 250 square feet of gross floor area.</u>
Food and beverage sales and snack shops:	One space for every 250 square feet of gross floor area, except if this use shall contain more than twelve (12) seats, there shall be required one space for each 100 square feet of gross floor area. Outdoor seating shall be subject to subsection (a)(3) of Section 10-5.1706.
Health and physical fitness clubs:	One space per each fifty (50) square feet of gross floor area used for aerobics exercise floors or similar activities using open floor area, plus two (2) spaces per each racquet or tennis court, plus one space per each 200 square feet of all other gross floor area.
Hotels and motels:	The maximum required shall be as follows: one space for each guest room without kitchen facilities and one and one-half spaces for each guest room with kitchen facilities; plus one space per each 100 square feet of banquet, assembly, meeting or restaurant seating area. The decision-making body may require less than the maximum requirement based on factors including, but not limited to, the size of the project, the range of services offered, and the location.
Medical and dental offices:	One space for each 150 square feet of gross floor area, except that chiropractic, acupuncture, physical therapy and psychotherapy offices shall provide one space for each 300 square feet of gross floor area.
Mortuaries:	One space for every fifty (50) square feet of assembly room floor area, plus one space for each 500 square feet of all other areas, plus one space for each vehicle owned by the establishment.
Personal improvement services, other than health and physical fitness clubs:	One space per employee, plus one space per each two (2) students.

Use	Spaces Required
Restaurant, sitdown:	One space for every four (4) seats, but not less than one space for each fifty (50) square feet of gross floor area designated for seating, including aisles. Outdoor seating shall be subject to subsection (a)(3) of Section 10-5.1706.
Restaurant, fast-food:	One space for each seventy-five (75) square feet of gross floor area. Outdoor seating shall be subject to subsection (a)(3) of Section 10-5.1706.
Restaurant, delivery:	One space for each 100 square feet of gross floor area.
Restaurant, take-out:	One space for each 250 square feet of gross floor area. Outdoor seating shall be subject to subsection (a)(3) of Section 10-5.1706.
Restaurant, pedestrian-oriented:	One space for each 250 square feet of gross floor area (limited to the C-2-PD, C-3-PD, C-4-PD, MU-1, MU-2, MU-3, MU-3A, MU-3B and MU-3C pedestrian-oriented commercial zones).
Restaurant, unclassified:	One space for each seventy-five (75) square feet of gross floor area. Outdoor seating shall be subject to subsection (a)(3) of Section 10-5.1706.
Schools: Elementary schools, public and private:	One space for each faculty member, plus one space for each employee.
Schools: High schools, public and private:	One space for each faculty member, plus one space for each ten (10) students regularly enrolled.
Schools: Junior colleges, colleges, etc.:	One space for each two (2) employees, plus one space for each four (4) full-time enrolled students. Auditorium requirements shall be additional requirements.
Commercial uses not listed:	One space per each 250 square feet of gross floor area, except that uses subject to a Conditional Use Permit shall provide a minimum of one space per each 250 square feet of gross floor area and a maximum of one space per 100 square feet of gross floor area, depending upon the specific nature of the project.
Manufacturing:	One space for each 500 square feet of gross floor area, or one space for each two (2) employees on the largest shift, whichever is greater.
Recycling centers:	One space for each employee on the largest shift, plus one space for every commercial vehicle operating on the site.
Research and development offices and laboratories:	One space for each 300 square feet, plus one parking space for each truck or vehicle operated by the use.

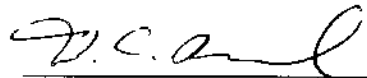
Use	Spaces Required
Trucking terminals; warehousing:	One space for each 1,000 square feet to 10,000 square feet, and one space for each 5,000 square feet thereafter.
Mini-warehouse (self-storage):	Three (3) spaces, plus one space per 100 storage units.
Warehouse retail:	A minimum of five (5) and a maximum of seven (7) spaces for each 1,000 square feet of gross floor area, depending upon the nature of the specific project.
Warehouse retail, specialty:	A minimum of three (3) and a maximum of five (5) spaces for each 1,000 square feet of gross floor area, depending upon the nature of the specific project.

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

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

SECTION 9. PUBLICATION AND EFFECTIVE DATE. This ordinance shall be published by one insertion in the 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 10th day of October, 2017.


 William C. Brand, Mayor

APPROVED AS TO FORM:

ATTEST:


 Michael W. Webb, City Attorney


 Eleanor Manzano, CMC, City Clerk

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

I, Eleanor Manzano, City Clerk of Redondo Beach, California, do hereby certify that the foregoing Ordinance No. 3175-17 was duly introduced at a regular meeting of the City Council held on the 19th day of September, 2017, and was duly approved and adopted at a regular meeting of said City Council held on the 10th day of October, 2017, by the following roll call vote:

AYES: HORVATH, GRAN, EMDEE

NOES: NEHRENHEIM, LOEWENSTEIN

ABSENT: NONE

ABSTAIN: NONE



Eleanor Manzano, CMC
City Clerk



ORDINANCE NO. 3174-17

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
REDONDO BEACH, CALIFORNIA, AMENDING TITLE 10,
CHAPTER 2 OF THE MUNICIPAL CODE TO ADD
PROVISIONS FOR EMERGENCY SHELTERS IN THE I-1B
ZONE DISTRICT, CONSISTENT WITH STATE LAW**

WHEREAS, State Housing Element Law (Government Code Section 65583) requires cities to provide opportunities for housing for all economic segments of the community, including emergency, transitional and supportive housing for the homeless populations; and

WHEREAS, the State legislature declares that there is a growing need for every city to plan for the location of adequate emergency shelters; and

WHEREAS, the City is required to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit and identify potential sites that could accommodate at least one year-round emergency shelter; and

WHEREAS, on August 17, 2017, the Planning Commission conducted a duly noticed public hearing, accepted public testimony, and adopted resolutions recommending that the City Council adopt ordinances adding provisions for emergency shelters in the zoning and land use code

WHEREAS, the State Legislature declares that there is a growing need for every city to plan for the location of adequate emergency shelters; and

WHEREAS, the I-2A zone is identified as an area with a potential site that could accommodate at least one year-round emergency shelter as a permitted use without a conditional use permit or other discretionary permit; and

WHEREAS, on August 17, 2017, the Planning Commission held a duly noticed public hearing and recommended that the City Council approve the proposed amendments to Title 10, Chapter 5 of the Redondo Beach Municipal Code (Coastal Land Use Implementation Ordinance) pertaining to emergency shelters; and

WHEREAS, on September 19, 2017, the City Council held a duly noticed public hearing and approved the proposed amendments to Title 10, Chapter 5 of the Redondo Beach Municipal Code (Coastal Land Use Implementation Ordinance) pertaining to emergency shelters; and

WHEREAS, the amendment to the Coastal Zoning Ordinance is consistent with the Coastal Land Use Plan and the Comprehensive General Plan of the City;



WHEREAS, the amendment does not require a vote of the people under Article XXVII of the City Charter; and

WHEREAS, the proposed amendments to the Municipal Code are exempt from the California Environmental Quality Act of 1970, as amended (CEQA), and State and local guidelines adopted pursuant thereto, because the activity will not result in direct or reasonable foreseeable indirect physical change in the environment (Section 15060(c)(2)) and the activity is not a considered a project under CEQA and therefore qualifies for the general rule exemption under Section 15061(b)(3) of the CEQA Guidelines; and

WHEREAS, Public Resources Code Section 30514 provides, in relevant part, that, "Any proposed amendments to a certified local coastal program shall be submitted to, and processed by, the commission in accordance with the applicable procedures and time limits specified in Sections 30512 and 30513"; and

WHEREAS, California Code of Regulations, Title 14, Section 13551, requires the City to adopt a resolution to submit an amendment to the LCP to the Coastal Commission for review and approval.

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

SECTION 1. FINDINGS.

- A. In compliance with the California Environmental Quality Act of 1970, as amended (CEQA), and State and local guidelines adopted pursuant thereto, the City Council of the City of Redondo Beach the City Council of the City of Redondo Beach determined that the zoning amendments qualified for CEQA exemption because the activity will not result in direct or reasonable foreseeable indirect physical change in the environment (Section 15060(c)(2)) and the activity is not a considered a project under CEQA and therefore qualifies for the general rule exemption under Section 15061(b)(3) of the CEQA Guidelines.
- B. The amendments to the Zoning Ordinance are consistent with the General Plan.
- C. These amendments do not require a vote of the people under Article XXVII of the City Charter.

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



SECTION 2. The City Council hereby finds that the above recitals are true and correct and incorporates the recitals herein by reference as if set forth in full.

SECTION 3. AMENDMENT OF CODE. The following term and definition is hereby added to Title 10, Chapter 2, Article 1, Section 10-2.402 of the Redondo Beach Municipal Code (NOTE: Additions are highlighted as underlined and deletions are highlighted in ~~strikeout~~):

“Emergency Shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person, as defined by § 50801(e) of the California Health and Safety Code. No individual or household may be denied emergency shelter because of an inability to pay.

SECTION 4. AMENDMENT OF CODE. Title 10, Chapter 2, Article 2, Division 8, Section 10-2.1010, of the Redondo Beach Municipal Code is hereby amended to read as follows(NOTE: Additions are highlighted as underlined and deletions are highlighted in ~~strikeout~~):

10-2.1010 Land use regulations: I-1, I-1A, I-1B, and I-2A industrial 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.

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 Community Development 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 Community Development Director may apply for a Conditional Use Permit.

Use Classifications	I-1	I-1A	I-1B	I-2	I-2A	Additional Regulations See Section:
Industrial Uses						
Manufacturing and fabrication:						
Aerospace manufacturing	P	P	P	P	P	
Custom manufacturing	P	P	P	P	P	
Electronics manufacturing	P	P	P	P	P	
Fabricating products from finished rubber	P	P	P	P	P	
Garment manufacturing	P	P	P	P	P	
Instrument manufacturing	P	P	P	P	P	



Use Classifications	I-1	I-1A	I-1B	I-2	I-2A	Additional Regulations See Section:
Office and related machinery	P	P	P	P	P	
Plastics fabrication	P	P	P	P	P	
Shoe manufacturing	P	P	P	P	P	
Sign manufacturing	P	P	P	P	P	
Textile manufacturing	P	P	P	P	P	
Laboratories	P	P	P	P	P	
Professional offices	P	P	P	P	P	10-2.1011
Computer and data processing facilities	P	P	P	P	P	
Coastal-related uses:						
Ships chandlers	P	P	P	P	P	
Sail manufacturing	P	P	P	P	P	
Boat fittings	P	P	P	P	P	
Marine research and labs	P	P	P	P	P	
Boat building	C	C	C	C	C	
Construction-related uses:						
Building material storage yards	C	C	C	C	C	
Contractor's plants, offices, and storage yards	C	C	C	C	C	
Cement products manufacturing	C	C	C	C	C	10-2.1011
Equipment leasing and rentals	C	C	C	C	C	
Lumber yards	C	C	C	C	C	
Stone monument works	C	C	C	C	C	
Woodworking	C	C	C	C	C	
Wholesaling/distribution/storage	P	P	P	P	P	
Mini-warehousing and self-storage	C	C	C	C	C	
Motor vehicle-related uses:						
Motor vehicle body and fender shops	C	C	C	C	C	10-2.1606
Motor vehicle repair garages	C	C	C	C	C	10-2.1604
Motor vehicle towing and storage	C	C	C	C	C	
Automobile dismantling	C	C	C	C	C	10-2.1011
Recycling facilities:						10-2.1616
Reverse vending machines	P	P	P	P	P	
Small collection facilities	P	P	P	P	P	
Large collection facilities	C	C	C	C	C	
Light processing facilities	C	C	C	C	C	
Trucking terminals	C	C	C	C	C	
Other industrial uses:						
Ambulance services	C	C	C	C	C	
Beverage manufacturing	P	P	P	P	P	



Use Classifications	I-1	I-1A	I-1B	I-2	I-2A	Additional Regulations See Section:
with ancillary retail sales and/or tasting	C	C	C	C	C	
facilities for the public						
Carpet cleaning plants	P	P	P	P	P	
Communications facilities	C	C	C	C	C	
Facilities maintenance and construction	P	P	P	P	P	
shops						
Food products manufacturing	C	C	C	C	C	
Foundries	C	C	C	C	C	
Furniture manufacturing	C	C	C	C	C	
Heliports and helistops	C	C	C	C	C	
Household products manufacturing	P	P	P	P	P	
Laundries and wholesale dry cleaning plants	P	P	P	P	P	
Machine shops	P	P	P	P	P	
Motion picture and sound studios	P	P	P	P	P	
Pharmaceuticals manufacturing	P	P	P	P	P	
Photo processing	P	P	P	P	P	
Sheet metal shops	P	P	P	P	P	
Spray painting businesses	C	C	C	C	C	
Warehouse retail	C	C	C	C	C	
Warehouse retail, specialty	C	C	C	C	C	
Welding shops	C	C	C	C	C	
Commercial Uses						
Adult businesses	P	P	P	—	—	10-2.1620
Amusement centers	—	—	C	—	—	
Ancillary uses	C	C	C	C	C	10-2.1011
Hotels and motels	—	—	C	—	—	
Vehicle sales, leasing and services:						
Motor vehicle repair garage	C	C	C	C	C	10-2.1604
Service stations	C	C	C	C	C	10-2.1602
Vehicle sales, lease and rentals	—	—	C	—	—	
Other Uses						
Antennae for public communications	C	C	C	C	C	
Child day care centers	C	C	C	C	C	
Emergency shelters	—	—	P	—	—	10-2.1634
Government maintenance facilities	C	C	C	C	C	
Government offices	C	C	C	C	C	
Public safety facilities	C	C	C	C	C	



Use Classifications	I-1	I-1A	I-1B	I-2	I-2A	Additional Regulations See Section:
Public utility facilities	C	C	C	C	C	10-2.1614
Recreation facilities	C	C	C	C	C	
Schools, public or private	C	C	C	C	C	

SECTION 5. AMENDMENT OF CODE. Title 10, Chapter 2, Article 4 of the Redondo Beach Municipal Code is hereby amended to add Section 10-2.1634 to read as follows (NOTE: Additions are highlighted as underlined and deletions are highlighted in ~~strikeout~~):

10-2.1634 Emergency shelters.

(a) Purpose. The purpose of this Section is to provide emergency shelter opportunities for homeless persons within the I-1B Zone District.

(b) Development Standards. The following standards shall apply, as permitted by Government Code Section 65583(a)(4):

(1) The proposed shelter shall conform to the applicable Building and Fire Codes.

(2) The proposed shelter shall be consistent with the General Plan.

(3) The proposed shelter shall meet the development standards that are applicable to the I-1B Zone District.

(4) The maximum number of beds or persons permitted to be served nightly by the facility shall be based upon California Building Code Occupancy limits for the building in which the shelter is to be housed or developed.

(5) On-site management shall be provided on a 24-hour basis.

(6) Off-street parking shall be provided in accordance with Section 10-2.1706.

(7) The shelter shall be located no less than 300 feet from any other shelter facility, as permitted by Cal Gov't Code Section 65583(a)(4).

(8) The length of stay for any client shall be a maximum of six months in a 12-month period.

(9) 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, oscillate, 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.

(c) Review. The Director shall have the authority to review and approve emergency shelters that meet the requirements of this Section. The review shall be ministerial.

SECTION 6. AMENDMENT OF CODE. Title 10, Chapter 2, Article 5, Section 10-2.1706(a)(1) of the Redondo Beach Municipal Code is hereby amended to read as



follows(NOTE: Additions are highlighted as underlined and deletions are highlighted in ~~strikeout~~):

10-2.1706 Commercial, industrial, and other nonresidential parking standards.

(a) Nonresidential: automobile parking spaces required.

(1) The following are the minimum required off-street parking standards for commercial, industrial, and other nonresidential uses.

Use	Spaces Required
Places of assembly, including churches, theaters, auditoriums and similar uses:	One space for every five (5) seats or one space for every forty (40) square feet of seating area where there are no fixed seats.
Ambulance services:	Three (3) spaces for every emergency vehicle.
Amusement centers (arcades, skating rinks, miniature golf, and similar uses):	One space per each 200 square feet of area within enclosed buildings, plus one space for every three (3) persons that the outdoor facilities are designed to accommodate when used to the maximum capacity.
Automobile repair garages and service stations:	One space for each 250 square feet of gross floor area, but not less than three (3) spaces per service bay, plus one space per tow truck operating from the site.
Banks and savings and loans:	One space for every 250 square feet of gross floor area.
Bars and cocktail lounges:	One space for every four (4) seats, but not less than one space for each fifty (50) square feet of gross floor area designated for seating, including aisles.
Billiard parlors:	Two (2) to three (3) spaces per table, depending on the nature of the specific project.
Boat slips and boat hoist facilities:	Three-fourths space for each boat slip. For boat hoist facilities on Mole D, sixty-seven (67) double-length spaces.
Bowling alleys:	Four (4) spaces for each lane, plus one space per each 200 square feet of floor area used for consumption of food or beverages or other recreational area.
Business offices:	One space for each 300 square feet of gross floor area.
Child day-care centers:	One space per employee, plus drop-off and pick-up areas as determined necessary based on the center's maximum capacity.
<u>Emergency shelters:</u>	<u>One space for each 250 square feet of gross floor area.</u>



Use	Spaces Required
Food and beverage sales and snack shops:	One space for every 250 square feet of gross floor area, except if this use shall contain more than twelve (12) seats, there shall be required one space for each 100 square feet of gross floor area. Outdoor seating shall be subject to subsection (a)(3) of Section 10-2.1706.
Health and physical fitness clubs:	One space per each fifty (50) square feet of gross floor area used for aerobics exercise floors or similar activities using open floor area, plus two (2) spaces per each racquet or tennis court, plus one space per each 200 square feet of all other gross floor area.
Hotels and motels:	The maximum required shall be as follows: one space for each guest room without kitchen facilities and one and one-half spaces for each guest room with kitchen facilities; plus one space per each 100 square feet of banquet, assembly, meeting or restaurant seating area. The decision-making body may require less than the maximum requirement based on factors including, but not limited to, the size of the project, the range of services offered, and the location.
Medical and dental offices:	One space for each 150 square feet of gross floor area, except that chiropractic, acupuncture, physical therapy and psychotherapy offices shall provide one space for each 300 square feet of gross floor area.
Mortuaries:	One space for every fifty (50) square feet of assembly room floor area, plus one space for each 500 square feet of all other areas, plus one space for each vehicle owned by the establishment.
Personal improvement services, other than health and physical fitness clubs:	One space per employee, plus one space per each two (2) students.
Restaurant, sitdown:	One space for every four (4) seats, but not less than one space for each fifty (50) square feet of gross floor area designated for seating, including aisles. Outdoor seating shall be subject to subsection (a)(3) of Section 10-2.1706.
Restaurant, fast-food:	One space for each seventy-five (75) square feet of gross floor area. Outdoor seating shall be subject to subsection (a)(3) of Section 10-2.1706.
Restaurant, delivery:	One space for each 100 square feet of gross floor area.



Use	Spaces Required
Restaurant, take-out:	One space for each 250 square feet of gross floor area. Outdoor seating shall be subject to subsection (a)(3) of Section 10-2.1706.
Restaurant, pedestrian-oriented:	One space for each 250 square feet of gross floor area (limited to the C-2-PD, C-3-PD, C-4-PD, MU-1, MU-2, MU-3, MU-3A, MU-3B and MU-3C pedestrian-oriented commercial zones).
Restaurant, unclassified:	One space for each seventy-five (75) square feet of gross floor area. Outdoor seating shall be subject to subsection (a)(3) of Section 10-2.1706.
Schools: Elementary schools, public and private:	One space for each faculty member, plus one space for each employee.
Schools: High schools, public and private:	One space for each faculty member, plus one space for each ten (10) students regularly enrolled.
Schools: Junior colleges, colleges, etc.:	One space for each two (2) employees, plus one space for each four (4) full-time enrolled students. Auditorium requirements shall be additional requirements.
Commercial uses not listed:	One space per each 250 square feet of gross floor area, except that uses subject to a Conditional Use Permit shall provide a minimum of one space per each 250 square feet of gross floor area and a maximum of one space per 100 square feet of gross floor area, depending upon the specific nature of the project.
Manufacturing:	One space for each 500 square feet of gross floor area, or one space for each two (2) employees on the largest shift, whichever is greater.
Recycling centers:	One space for each employee on the largest shift, plus one space for every commercial vehicle operating on the site.
Research and development offices and laboratories:	One space for each 300 square feet, plus one parking space for each truck or vehicle operated by the use.
Trucking terminals; warehousing:	One space for each 1,000 square feet to 10,000 square feet, and one space for each 5,000 square feet thereafter.
Mini-warehouse (self-storage):	Three (3) spaces, plus one space per 100 storage units.
Warehouse retail:	A minimum of five (5) and a maximum of seven (7) spaces for each 1,000 square feet of gross floor area, depending upon the nature of the specific project.



Use	Spaces Required
Warehouse retail, specialty:	A minimum of three (3) and a maximum of five (5) spaces for each 1,000 square feet of gross floor area, depending upon the nature of the specific project.

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

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

SECTION 9. PUBLICATION AND EFFECTIVE DATE. This ordinance shall be published by one insertion in the 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 10th day of October, 2017.


William C. Brand, Mayor

APPROVED AS TO FORM:


Michael W. Webb, City Attorney

ATTEST:


Eleanor Manzano, CMC, City Clerk



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

I, Eleanor Manzano, City Clerk of Redondo Beach, California, do hereby certify that the foregoing Ordinance No. 3174-17 was duly introduced at a regular meeting of the City Council held on the 19th day of September, 2017, and was duly approved and adopted at a regular meeting of said City Council held on the 10th day of October, 2017, by the following roll call vote:

AYES: HORVATH, GRAN, EMDEE

NOES: NEHRENHEIM, LOEWENSTEIN

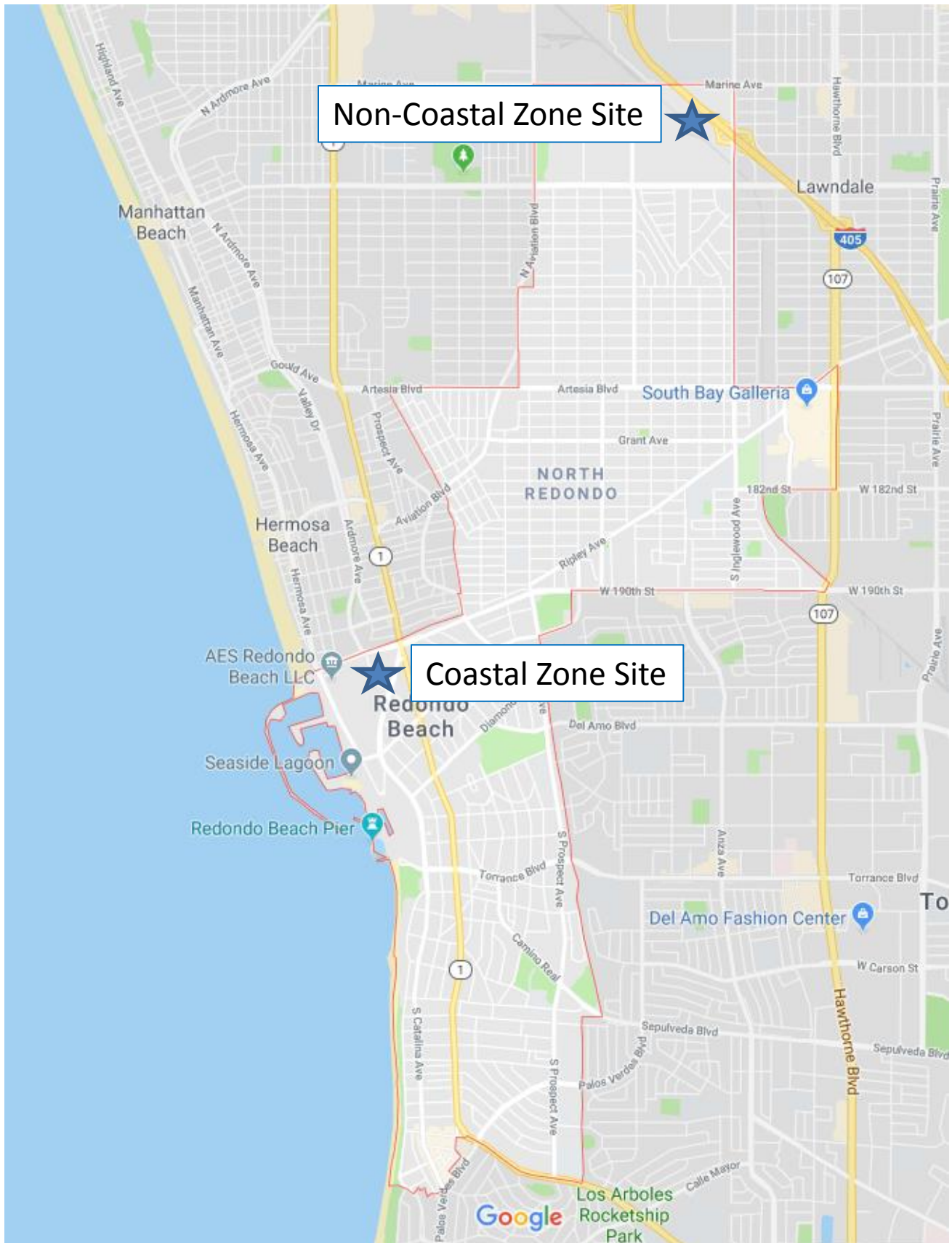
ABSENT: NONE

ABSTAIN: NONE



Eleanor Manzano, CMG
City Clerk

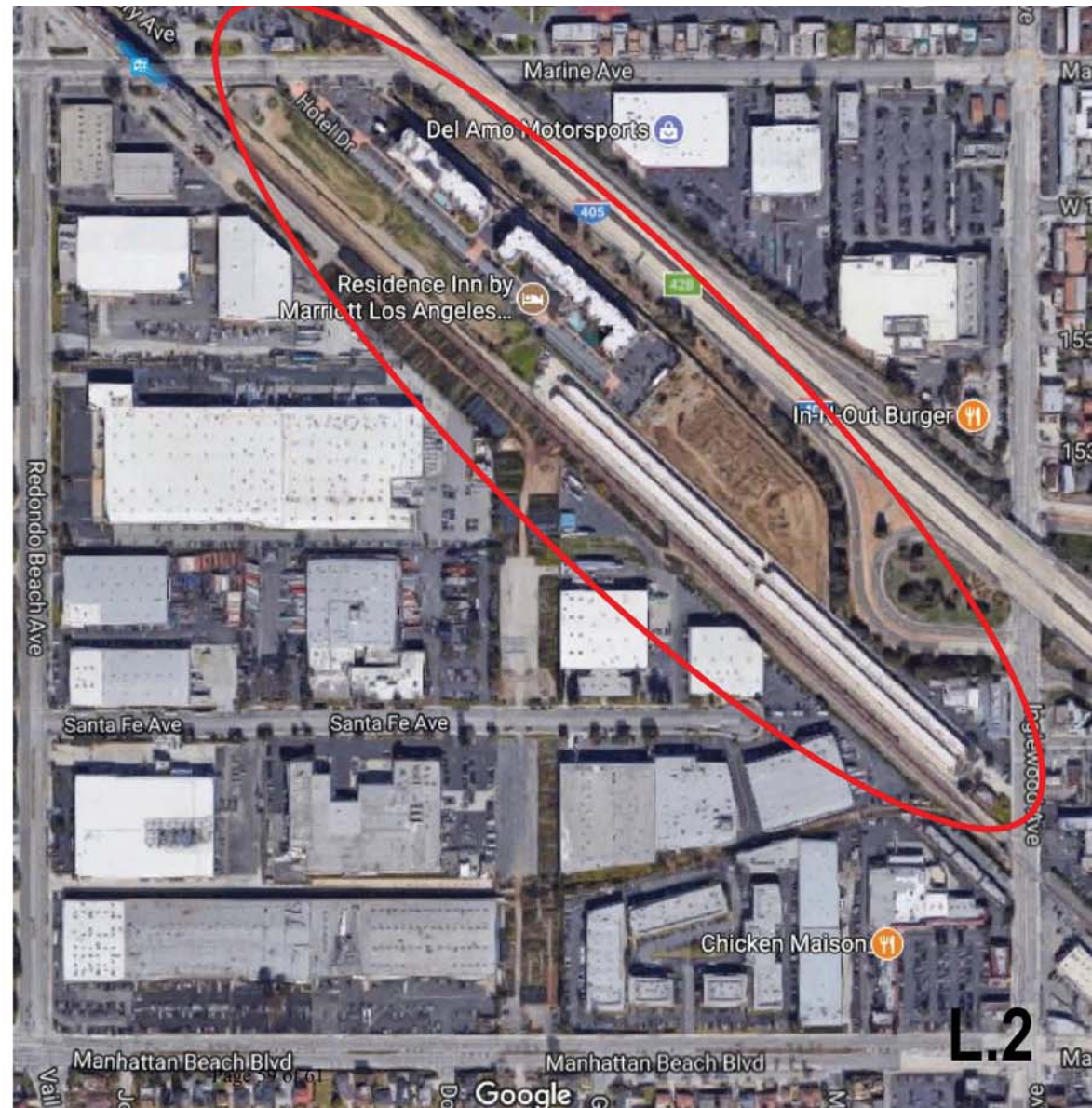




Recommended Zones

I-1B zone

- Northeast corner of the City
- Adjacent to the 405 freeway / L.A. County storm drain channel
- Marine Avenue / Inglewood Avenue



Recommended Zones

I-2A zone

- Francisca Avenue / Gertruda Avenue
- Vacant Site



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September 18, 2017

Mr. Antonio Gardea
Senior Planner
Planning Division
Redondo Beach City Hall
Redondo Beach, California 90277

Redondo Beach City Council

**Re: September 19, 2017 Public Hearing before the Redondo Beach City Council considering
Emergency Shelters**

Property Impacted: 750 North Francisca Avenue Redondo Beach California 90277/zoned I-2A

Our clients: 3600 Torrance Management, LLC, Mohamad Pournamdari

Dear Mr. Gardea and Redondo Beach City Council:

We are the attorneys for 3600 Torrance Management, LLC and Mohamad Pournamdari, owners of the above-referenced property.

We are writing regarding the September 19, 2017 public hearing public hearing which will be considering (to paraphrase) the following:

1. Adoption of the 2017 technical midterm update to the city's 2013-2021 housing element of the general plan.
2. Adoption by resolution requesting, certification by the California Coastal Commission of the 2017 technical midterm update to the city's 2013 - 2021 housing element of the general plan.
3. Adoption of an exemption declaration and amendments to Title 10 Coastal land used implementation

ordinance of the Municipal Code to add Provisions for Emergency Shelters in the I-1B Zone.

4. Introduce an ordinance of the amending the municipal code to add provision for emergency shelters in the I1-b-zoning district consistent with state law

5. Introduce an ordinance amending the Municipal code to add Provisions for emergency shelters in the I-12A zoning district consistent with state law.

6. Adoption of a resolution requesting certification by the California Coastal Commission of amendments to the coastal land use or implementation ordinance adding Provisions for emergency shelters in the I-2a zone district consistent with state law.

7. Adoption of an extension of urgency ordinance imposing a moratorium on mixed-used development in the city's mixed-use MU zones and finding the extension is categorically exempt under the California Environmental Quality Act.

Our clients oppose the currently proposed resolutions adopting the proposed ordinances.

Adoption of the currently considered resolutions and ordinances are in direct opposition to our client's current and ongoing plans for future development of this uniquely situated property.

Characterizing the property as a "dirt yard" discounts the future value of this property to the City of Redondo Beach, its residents and to our clients. The property was previously owned by the Franz family and leased to Larry Murakami who utilized the property as a storage area for soil and equipment used in various construction jobs. Our clients then purchased the property and have been actively engaged in the development of the property. Due to the topography and its location, the property was well suited for its originally leased purpose for soil storage for construction projects. With the progress the city has made, the property at that location is now suitable for a higher land use with the associated positive impact for the City. In fact, our clients have recently been involved in negotiations with the former lessee see Mr. Murakami concerning the preconstruction grading of the property in order to continue moving the property forwards to its best and highest use.

Our clients looks forward to presenting to the City of Redondo Beach a vision for development of the property which will greatly benefit the citizens and environment of Redondo Beach as well as contribute significantly to the civic and financial health of the City. The mischaracterization of the property as a dirt yard suitable to accommodate homeless Emergency Shelters in order to satisfy and complete the Housing Element would constitute a serious disservice to the community and under use of the property. This is especially so considering its strategic location to family residences, local business and the shoreline.

Contrary to the view expressed in the exemption declaration, amending the zoning to allow emergency homeless shelters on the subject property will result in a direct negative impact and reasonably foreseeable negative indirect physical change in the environment. The envisioned permanent homeless shelters for individuals and families (likely in fabricated homes) would have a dramatic effect on every aspect of the environment. The activity proposed in the ordinance should be subject to the preliminary review of projects and conduct pursuant to the California Environmental Quality Act section 15060 (c) (2) (3).

Sincerely,

LAW OFFICES OF JOHN M. CREDELL

John M. Credell

By: _____

John M. Credell
Attorneys at Law
JMC: wrj