

**CALIFORNIA COASTAL COMMISSION**

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# F21a

**DATE:** October 24, 2022

**TO:** Commissioners and Interested Persons

**FROM:** Steve Hudson, Deputy Director, South Coast District  
Shannon Vaughn, District Manager  
Dani Ziff, District Supervisor

**RE:** Minor Amendment Request No. LCP-5-RDB-22-0047-1 to the City of Redondo Beach LCP, for Commission Action at its November 16-18, 2022 meeting.

## **Local Coastal Program Amendment No. LCP-5-RDB-22-0047-1 (Minor)**

The City of Redondo Beach is requesting that the Commission certify an amendment to the implementing ordinances (IP) portion of the Redondo Beach certified Local Coastal Program (LCP). The LCP amendment will modify Section 10-5.2500, Administrative Design Review, of the City's certified IP to expand the types of projects that are eligible for the City's Administrative Design Review (ADR) process and the noticing radius for development pending an ADR decision before the City's Community Development Director. Administrative Design Review is a process outlined in the IP whereby the City Community Development Director can review the design elements of minor development projects that otherwise meet zoning regulations without bringing the application to a public hearing.

Local Coastal Program Amendment Request No. LCP-5-RDB-22-0047-1 affects only the implementing ordinances portion of the certified LCP and does not propose any rezoning or land use changes. The Redondo Beach City Council held a public hearing on the changes to the ADR process and the LCP amendment on August 2, 2022 and adopted Resolution No. CC-2208-060 certifying consistency of the amendments with the certified LCP and authorizing City staff to submit the LCP amendment to the Coastal Commission. There were no public comments on the item. On September 6, 2022, the City Council adopted Ordinance Nos. O-3236-22 and O-3237-22. Only ORD No. O-3237-22 applies to the coastal zone.

### **Analysis**

The Executive Director has determined that City of Redondo Beach LCP Amendment No. LCP-5-RDB-22-0047-1 is a minor LCP amendment. The LCP amendment has been determined to be a "minor" LCP amendment because the proposed changes to the City's ADR process do not affect coastal development permit requirements and increase the potential for public participation in local design review decisions. In fact, this amendment request was prepared and submitted at the direction of the City Council, in part, because there was no public appeal process for non-residential design review actions. The subject amendment would add qualifying

non-residential development projects to the list of design review applications that require notice of pending decision be given to adjacent property owners and posted onsite thereby increasing opportunities for the public to weigh in on the design review process. The proposed changes would also expand the radius around the project site within which notices must be mailed to property owners.

This amendment is consistent with the certified Land Use Plan (LUP), which includes policies to protect coastal resources and encourage public participation in managing development (Land Use Policy 11.d) in the coastal zone. The proposed changes would make the City's development regulations more specific and would not change the kind, location, intensity or density of any uses. Furthermore, the ADR process is separate from the coastal development permit process and does not affect the requirements for coastal development permits. The City's resolution and ordinance restating Section 10-5.2500(e) with the proposed changes to the implementing ordinances are attached as **Exhibit 1**. The specific changes to the language of the certified IP are included in **Exhibit 2**.

### **Procedures**

Pursuant to Section 30514(c) of the Coastal Act and Sections 13554(a) and (c) of Title 14 of the California Code of Regulations, the Executive Director has determined that the proposed LCP amendment is "minor" in nature. Section 13554(a) of the California Code of Regulations defines a minor LCP amendment as changes in wording which make the use as designated in the zoning ordinances, zoning district maps or other implementing actions more specific and which do not change the kind, location, intensity, or density of use and are consistent with the certified LUP. Section 13554(c) defines a minor LCP amendment also as changes in notification and hearing procedures if consistent with Coastal Act requirements.

Pursuant to section 13555(a) of Title 14 of the California Code of Regulations, when the Executive Director determines that an amendment is minor, that determination must be reported to the Commission. If one-third of the appointed members of the Commission request that it be processed as a major LCP amendment, then the amendment shall be set for a future public hearing; if fewer than one-third of the appointed members of the Commission object to the minor LCP amendment determination, then the amendment is deemed approved, and it becomes effective on the tenth working day after the Commission concurs. The Executive Director will report this minor LCP amendment determination, and any comments received on it, to the Coastal Commission at its November 16-18, 2022 meeting.

For any questions or needed additional information regarding the proposed amendment or the process under which it is being certified, please contact Dani Ziff ([dani.ziff@coastal.ca.gov](mailto:dani.ziff@coastal.ca.gov)) at the South Coast District Office in Long Beach.