

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



TO: Commissioners and Interested Persons

FROM: Steve Hudson, District Director, South Coast District
Dani Ziff, District Supervisor
Chloe Seifert, Coastal Program Analyst

SUBJECT: De Minimis Amendment Determination for City of Redondo Beach LCP Amendment No. LCP-5-RDB-23-0036-1, reported to the Commission at its November 17, 2023 meeting.

Proposed Amendment

The Commission received the City of Redondo Beach's request to amend the certified Local Coastal Program (LCP) on August 24, 2023. The proposed amendment (LCP Amendment No. LCP-5-RDB-23-0036-1) was submitted for Coastal Commission action via City Council Ordinance No. 3253-23 ([Exhibit 1](#)) and Resolution No. 2302-020 ([Exhibit 2](#)). Commission staff determined additional information was necessary on September 7, 2023 and the City provided the requested materials on September 13, 2023. The Executive Director determined that the proposed LCP amendment was de minimis and the application was filed on September 27, 2023.

The amendment would revise development standards in the Implementation Plan (IP) portion of the certified LCP. Specifically, the amendment would revise IP Section 10-5.1500, Accessory Structures in Residential Zones, to allow unenclosed accessory buildings associated with residential structures (such as patios and decks) to be sited within the LCP's required development setback areas in residential zones. As currently certified, IP Section 10-5.1500 requires a minimum five-foot setback between all accessory structures and primary and/or accessory dwelling units. The proposed amendment would exclude unenclosed accessory buildings from the five-foot minimum setback requirement and add new definitions under IP Section 10-5.402, Definitions, for unenclosed accessory patios, porches, and decks.

Additionally, the proposed amendment would revise IP Section 10-5.1522, Buildings and Other Projections In All Zones, to exclude unenclosed accessory structures on residential properties from meeting the rear and side-yard setbacks otherwise required by Section 10-5.1522. The amendment would allow unenclosed accessory structures to encroach six feet into currently certified front-yard setback requirements. The proposed amendment would also allow new mechanical and plumbing equipment (such as air conditioners and ventilation fans) to be located within rear setbacks, but no less than 10 feet from the rear property line of residential sites. See [Exhibit 3](#) for the City's administrative draft of proposed changes.

De Minimis LCP Amendment Determination

Pursuant to Coastal Act Section 30514(d), the Executive Director may determine that a proposed LCP amendment is "de minimis." In order to qualify as a de minimis amendment,

the amendment must meet the following three criteria:

1. The Executive Director determines that the proposed amendment would have no impact, either individually or cumulatively, on coastal resources, and that it is consistent with the Chapter 3 policies of the Coastal Act;
2. The local government provides public notice of the proposed amendment at least 21 days prior to submitting the amendment to the Commission, by one of the following methods: posting on-site and off-site in the affected area, newspaper publication, or direct mailing to owners and occupants of contiguous property; and
3. The amendment does not propose any change in use of land or water or allowable use of property.

If the Executive Director determines that an amendment is de minimis, that determination must be reported to the Commission. If three or more Commissioners object to the de minimis LCP amendment determination, then the amendment shall be set for a future public hearing; if three or more Commissioners do not object to the de minimis determination, then the amendment is deemed approved, and it becomes a certified part of the LCP ten days after the date of the Commission meeting (in this case, on November 17, 2023). The purpose of this notice is to advise interested parties of the Executive Director's determination that the proposed LCP amendment is de minimis. Each of the de minimis criteria is discussed briefly below:

1. No impact to coastal resources and consistency with Chapter 3 of the Coastal Act:

The proposed changes will allow unenclosed structures, mechanical equipment, and plumbing to be located within existing certified residential setbacks. The properties impacted by the proposed new regulations are located in the urban parts of the City's coastal zone and are surrounded by other built development; none are adjacent to the water, beach, or bluff edges. The subject amendment will not change development standards for habitable structures or result in significant changes to community character. Furthermore, no changes in overall height limits, lot coverage, or dwelling unit setbacks are proposed. There are no significant adverse impacts to coastal view corridors anticipated because only unenclosed accessory structures, mechanical equipment, and plumbing equipment would be allowed within residential setbacks. Thus, the proposed amendment will not adversely affect coastal views, coastal access, and other coastal resources; it is therefore consistent with Chapter 3 policies of the Coastal Act.

2. Provision of public notice: The City provided public notice for a City Council meeting held on February 7, 2023, including newspaper notices published on January 26, 2023 describing the proposed revisions, where the local hearing would be held, and how to participate. The proposed text was made available at the City Clerk's office and on the City's website for public inspection, all in advance of the City's hearings. The amendment submittal was subsequently received by the Commission on August 24, 2023 (and filed as complete on September 27, 2023). Therefore, the 21-day noticing requirement has been satisfied.

3. No change in use of land or allowable use of property: No change in land use or allowable use of property is proposed by this amendment.

California Environmental Quality Act (CEQA)

The Coastal Commission's review and development process for LCPs and LCP amendments has been certified by the Secretary of Natural Resources as being the functional equivalent of the environmental review required by CEQA. The City exempted the proposed amendment from environmental review under CEQA. This report has discussed the relevant coastal resource issues with the proposal, and has concluded that the proposed LCP amendment is not expected to result in any significant adverse impact on the environment. Thus, it is unnecessary for the Commission to suggest modifications to the proposed amendment to address adverse environmental impacts because the proposed amendment, as submitted, will not result in any significant environmental effects for which feasible mitigation measures would be required.

Coastal Commission Concurrence

The Executive Director will report this de minimis LCP amendment determination, and any comments received on it, to the Coastal Commission at its November 17, 2023 meeting to be held online as a virtual meeting and teleconference. If you have any questions or need additional information regarding the proposed amendment or the method under which it is being processed, please contact Chloe Seifert at chloe.seifert@coastal.ca.gov. If you wish to comment on and/or object to the proposed de minimis LCP amendment determination, please do so by 5:00 p.m. on November 10, 2023.

Procedural Note

This proposed LCP amendment was filed as complete on September 27, 2023. Coastal Act Section 30514(d)(3)(A) requires de minimis LCP amendments to be noticed in the agenda of the next regularly scheduled Commission meeting.