CITY OF REDONDO BEACH
PLANNING COMMISSION AGENDA
Thursday, March 19, 2026

415 DIAMOND STREET, REDONDO BEACH

CITY COUNCIL CHAMBER

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

ALL PUBLIC MEETINGS HAVE RESUMED IN THE COUNCIL CHAMBER. MEMBERS OF THE PUBLIC MAY PARTICIPATE IN-PERSON, BY ZOOM, EMAIL OR eCOMMENT.

Planning Commission meetings are broadcast live through Spectrum Cable, Channel 8, and Frontier Communications, Channel 41. Live streams and indexed archives of meetings are available via internet. Visit the City's office website at www.Redondo.org/rbtv.

TO WATCH MEETING LIVE ON CITY'S WEBSITE:
https://redondo.legistar.com/Calendar.aspx
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https://redondo.zoomgov.com/webinar/register/WN__s648-MDRriOtr4nSvUbYg#/registration
After registering, you will receive a confirmation email containing information about joining the meeting.
If you are participating by phone, be sure to provide your phone # when registering. You will be provided a Toll Free number and a Meeting ID to access the meeting. Note; press # to bypass Participant ID. Attendees will be muted until the public participation period is opened. When you are called on to speak, press *6 to unmute your line. Note, comments from the public are limited to 3 minutes per speaker.

eCOMMENT: COMMENTS MAY BE ENTERED DIRECTLY ON WEBSITE AGENDA PAGE:
https://redondo.granicusideas.com/meetings
1) Public comments can be entered before and during the meeting.
2) Select a SPECIFIC AGENDA ITEM to enter your comment;
3) Public will be prompted to Sign-Up to create a free personal account (one-time) and then comments may be added to each Agenda item of interest.
4) Public comments entered into eComment (up to 2200 characters; equal to approximately 3 minutes of oral comments) will become part of the official meeting record. Comments may be read out loud during the meeting.

EMAIL: TO PARTICIPATE BY WRITTEN COMMUNICATION WITH ATTACHED DOCUMENTS BEFORE 3PM DAY OF MEETING:
Written materials that include attachments pertaining to matters listed on the posted agenda received after the agenda has been published will be added as supplemental materials under

the relevant agenda item. PlanningRedondo@redondo.org

REGULAR MEETING OF THE PLANNING COMMISSION - 6:30 PM

A. CALL TO ORDER

B. ROLL CALL

C. SALUTE TO THE FLAG

D. APPROVE ORDER OF AGENDA

E. BLUE FOLDER ITEMS - ADDITIONAL BACK UP MATERIALS

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS- Placeholder for items received after the release of the agenda

F. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion. The Chair will call on anyone wishing to address the Commission on any Consent Calendar item on the agenda, which has not been pulled by the Commission for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF MARCH 19, 2026.

F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF OCTOBER 16, 2025 AND NOVEMBER 20 2025.

G. EXCLUDED CONSENT CALENDAR ITEMS

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

H.1. RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS

I. EX PARTE COMMUNICATION

This section is intended to allow all officials the opportunity to reveal any disclosure or ex parte communication about the following public hearings.

J. PUBLIC HEARINGS

J.1. Public hearing for consideration of a Mitigated Negative Declaration and Coastal Development Permit for the demolition of an existing deteriorated public beach access ramp and the construction of a new ADA-accessible concrete access path with switchbacks, a concrete staircase, retaining walls, drainage improvements, lighting,

bicycle parking, seating, railings, irrigation, landscaping, and coastal bluff restoration improvements at 811 and 1109 Esplanade (Permit No. 2025-0072).

PROPERTY MANAGER/ APPLICANT: County of Los Angeles Department of Beaches and Harbors
LOCATION: 811 and 1109 Esplanade, Redondo Beach
CASE NO: 2025-0072
RECOMMENDATION:
1. Open the public hearing and take testimony;
2. Close the public hearing;
3. Adopt the attached resolution by title only, waiving further reading.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING A MITIGATED NEGATIVE DECLARATION AND APPROVING A COASTAL DEVELOPMENT PERMIT BASED UPON A DETERMINATION THAT THE REDONDO BEACH AVENUE A ACCESS RAMP PROJECT, CONSISTING OF IMPROVEMENTS AND MODERNIZATION TO THE EXISTING ACCESS RAMP AND ASSOCIATED INFRASTRUCTURE, INCLUDING REMOVAL OF THE EXISTING ACCESS PATH, RETAINING WALL, AND PEDESTRIAN RAILING, CONSTRUCTION OF A NEW ADA-ACCESSIBLE CONCRETE PATH AND CONCRETE STAIRCASE, AND INSTALLATION OF DRAINAGE, LIGHTING, SITE FURNISHINGS, IRRIGATION, LANDSCAPING, AND DUNE/BLUFF RESTORATION IMPROVEMENTS AT 1109 ESPLANADE AND 811 ESPLANADE, REDONDO BEACH, CA 90277 (CASE NO. 2025-0072), IS CONSISTENT WITH THE APPLICABLE PROVISIONS OF THE CITY'S LOCAL COASTAL PROGRAM AND ZONING REGULATIONS

J.2. A PUBLIC HEARING BEFORE THE PLANNING COMMISSION TO CONSIDER A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AN ADDENDUM TO THE CERTIFIED "REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR", CONCERNING THE UPDATE OF THE CITY'S HOUSING ELEMENT (MARCH 2026 - "EXHIBIT A"), AND ADOPT PROPOSED AMENDMENTS TO THE CITY'S CERTIFIED 2021-2029 (6TH CYCLE) HOUSING ELEMENT ("EXHIBIT B") AND ASSOCIATED AMENDMENTS TO THE DRAFT LAND USE ELEMENT ("EXHIBIT C") AND SUBDIVISION ("EXHIBIT D") AND ZONING ORDINANCES ("EXHIBIT E") REQUIRED FOR CONSISTENCY THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE DISTRICTS (65 TO 80 DU/AC).

RECOMMENDATION
1. Open the public hearing and receive all testimony and written materials regarding the proposed amendments;
2. Accept testimony from staff and the public and deliberate on the proposed amendments;
3. Close the public hearing; and
4. Adopt the attached Resolution recommending that the City Council:
o Adopt the proposed updates to the City of Redondo Beach 2021-2029 Housing Element;
o Adopt amendments to the Draft Land Use Element of the General Plan for

implementation of and consistency with the Housing Element updates;
- Adopt amendments to Title 10 Chapter 1 (Subdivisions) and Title 10 Chapter 2 (Zoning and Land Use) of the Redondo Beach Municipal Code for implementation of and consistency with the Housing Element updates; and
- Adopt the associated CEQA findings (Addendum to the Certified Final Program Environmental Impact Report for the Housing Element Update).

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS

L. ITEMS FOR DISCUSSION PRIOR TO ACTION

M. ITEMS FROM STAFF

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

O. ADJOURNMENT

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on April 16, 2026, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach.

It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

An agenda packet is available 24 hours at www.redondo.org under the City Clerk.

Administrative Report

E.1., **File #** PC26-0362 **Meeting Date:** 3/19/2026

TITLE

RECEIVE AND FILE BLUE FOLDER ITEMS- Placeholder for items received after the release of the agenda

Administrative Report

F.1., **File #** PC26-0363 **Meeting Date:** 3/19/2026

TITLE

APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF MARCH 19, 2026.

Community Development
Planning Division

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

tel 310 318-0637
fax 310 372-8021

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

AFFIDAVIT OF POSTING

In compliance with the Brown Act, the following materials have been posted at the locations indicated below.

Legislative Body	Planning Commission
Posting Type	Regular Meeting Agenda
Posting Locations	415 Diamond Street, Redondo Beach, CA 90277 ✓ Bulletin Board Adjacent to Council Chambers ✓ City Clerk's Office, Door 1
Meeting Date & Time	Thursday March 19, 2026 6:30 p.m.

As Planning Technician of the City of Redondo Beach, I declare, under penalty of perjury, the document noted above was posted at the date displayed below.

Daisy Canales, Planning Technician

Date: March 12, 2026

Administrative Report

F.2., **File #** PC26-0367 **Meeting Date:** 3/19/2026

TITLE

APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF OCTOBER 16, 2025 AND NOVEMBER 20 2025.

CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Thursday, October 16, 2025

REGULAR MEETING OF THE PLANNING COMMISSION – 6:30 PM

A. CALL TO ORDER

A regular meeting of the Planning Commission, held in the Redondo Beach Council Chambers at 415 Diamond Street, Redondo Beach, California was called to order by Chair Craig.

B. ROLL CALL

Commissioners Present: Boswell, Conroy, Gaddis, Hazeltine, Light, Young, Chair Craig

Officials Present: Sean Scully, Planning Manager
Steven Giang, Senior Planner
Jamaal Brown, Planning Analyst

C. SALUTE TO THE FLAG

Commissioner Young led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, the order of the agenda, as presented.

The motion carried 7-0.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

There were no Blue Folder Items.

F. CONSENT CALENDAR

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF OCTOBER 16, 2025

F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF MARCH 20, APRIL 17, 2025, AND PLANNING COMMISSION SPECIAL MEETING OF JUNE 02, 2025

There were no public comments on the Consent Calendar.

Chair Craig noted his recusal on the minutes of April 17, 2025 as he did not attend that meeting.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, the Consent Calendar, as presented.

The motion carried 7-0. Chair Craig recused himself on the minutes of April 17, 2025.

G. EXCLUDED CONSENT CALENDAR ITEMS - None

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

H.1. RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS

Chair Craig invited public comments.

Jim Mueller spoke about cannabis retail in Redondo Beach, and the money and time spent on the subject; noted people in north Redondo want a Saturday-morning Farmers Market for regular community gather; mentioned that major bar owners are considering opening on Artesia, once the FAR is increased, which is not great for families and existing restaurants on Artesia and urged the Commission to ask Council to consider the establishment of a Saturday-morning Farmers Market on Artesia.

Brief discussion followed regarding the possible reallocation of funds from the gun range, into the General Fund.

There were no other public comments.

I. EX PARTE COMMUNICATION

Commissioner Gaddis reported speaking with Councilmember Behrendt regarding Item No. J.2.

Commissioner Hazeltine reported speaking with Chair Craig.

Chair Craig reported speaking with Commissioner Hazeltine, Councilmember Behrendt and Mayor Light.

J. PUBLIC HEARINGS

J.1. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON AN EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, AND VARIANCE FOR THE ADDITION OF A NEW CONCRETE CAST-IN-PLACE MAUSOLEUM TO AN EXISTING MAUSOLEUM ON PROPERTY (PACIFIC CREST CEMETERY) LOCATED IN A RESIDENTIAL (R-1) ZONE. (CASE NO. 20250095)

RECOMMENDATION:

1. Open public hearing, receive and file all documents and correspondence on the proposed project;
2. Accept all testimony from staff, applicant, and the public and deliberate;
3. Close public hearing;
4. Adopt a Resolution by title only approving an Exemption Declaration, Conditional Use Permit, Planning Commission Design Review, and Variance for the addition of a new concrete cast-in-place mausoleum to an existing mausoleum on property (Pacific Crest Cemetery) located in a Residential (R-1) zone.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to open the public hearing.

The motion carried 7-0.

Commissioners Boswell and Young recused themselves from the meeting, due to their residences being within 500 feet of the project and left the chambers.

Senior Planner Giang narrated a PowerPoint presentation with details of the proposed plan.

Discussion followed regarding a survey about existing pipelines, whether a study was done regarding impacts by funeral related traffic and visitation, matching existing construction materials, noticing, setbacks and review of the construction management plan by Public Works.

Chair Craig invited public comments.

Julie Young expressed concerns regarding existing pipelines and the uncertainty of what could become of the ROW in the coming years.

Doug Boswell, District 3, stated he has observed no problem with funerals or visitations.

There were no other public comments on this item.

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to close the public hearing.

The motion carried 5-0, with Commissioners Boswell and Young, recused.

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, to receive and file all documents and correspondence on the proposed project and adopt Resolution No. 2025-10 PC11 by title only approving an Exemption Declaration, Conditional Use Permit, Planning Commission Design Review, and Variance for the addition of a new concrete cast-in-place mausoleum to an existing mausoleum on property (Pacific Crest Cemetery) located in a Residential (R-1) zone.

The motion carried 5-0, by rollcall vote, with Commissioners Boswell and Young, recused.

AYES:	Conroy, Gaddis, Hazeltine, Light, Chair Craig
NOES:	None
ABSTAIN:	None
ABSENT (Recused):	Boswell, Young

Commissioners Boswell and Young rejoined the meeting.

J.2. A public hearing to consider Ordinances amending Title 10, Chapter 2 Zoning and Land Use, Article 1 General Provisions, Section 10-2.402 Definitions and Title 10, Chapter 5 Coastal Land Use Plan Implementing Ordinance, Article 1 General Provisions, Section 10-5.402 Definitions of the Redondo Beach Municipal Code pertaining to the definition of "P" (permitted by right/use by right) in the City's various specified zones and procedures.

RECOMMENDATION:

1. Open the public hearing and take testimony, receive and file all documents and correspondence on the proposed project;
2. Accept all testimony from staff, the public, and deliberate;
3. Close the public hearing;
4. Adopt the attached Resolution by title only, waiving further reading, recommending that the City Council adopt the CEQA Exemption Declaration, and amend Title 10, Chapter 2 Zoning and Land Use, Article 1 General Provisions, Section 10-2.402 Definitions and Title 10, Chapter 5 Coastal Land Use Plan Implementing Ordinance, Article 1 General Provisions, Section 10-5.402 Definitions of the Redondo Beach Municipal Code pertaining to the definition of "P" (permitted by right/use by right) in the City's various specified zones and procedures:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE CEQA EXEMPTION DECLARATION, AND AMEND TITLE 10, CHAPTER 2 ZONING AND LAND USE, ARTICLE 1 GENERAL PROVISIONS, SECTION 10-2.402 DEFINITIONS AND TITLE 10, CHAPTER 5

COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE, ARTICLE 1 GENERAL PROVISIONS, SECTION 10-5.402 DEFINITIONS OF THE REDONDO BEACH MUNICIPAL CODE PERTAINING TO THE DEFINITION OF "P" (PERMITTED BY RIGHT/USE BY RIGHT) IN THE CITY'S VARIOUS SPECIFIED ZONES AND PROCEDURES

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to open the public hearing.

The motion carried 7-0.

Planning Manager Scully reported this is indirectly related to the Housing Element and mentioned a recent court ruling related to it; indicated the court did not make a specific ruling that the City considers the Housing Element, certified and advised the Commission not to raise that issue or the recent ruling as the City is still evaluating next steps.

Planning Manager Scully narrated PowerPoint slides regarding Housing Element background and implementation; offered a new definition for "Permitted by Right/Use by Right" and reported this formalizes what the City already does and what the State has requested the City do.

Discussion followed regarding Designation P, administrative review provisions, clarifying the existing permitted-by-right process, CEQA exemptions, compliance with the Local Coastal Program, Coastal Commission review once it is amended and adopted by Council, and Hermosa and Manhattan Beach definitions for Designation P.

There were no public comments on this item.

Motion by Commissioner Conroy, seconded by Commissioner Gaddis, and approved by voice vote, to close the public hearing.

The motion carried 7-0.

Motion by Commissioner Gaddis, seconded by Commissioner Conroy, to receive and file all documents and correspondence on the proposed project and adopt the attached Resolution by title only, waiving further reading, recommending that the City Council adopt the CEQA Exemption Declaration, and amend Title 10, Chapter 2 Zoning and Land Use, Article 1 General Provisions, Section 10-2.402 Definitions and Title 10, Chapter 5 Coastal Land Use Plan Implementing Ordinance, Article 1 General Provisions, Section 10-5.402 Definitions of the Redondo Beach Municipal Code pertaining to the definition of "P" (permitted by right/use by right) in the City's various specified zones and procedures.

The motion carried 7-0, by the following roll call vote:

AYES:	Boswell, Conroy, Gaddis, Hazeltine, Light, Young, Chair Craig
NOES:	None

ABSTAIN: None
ABSENT: None

Motion by Commissioner Hazeltine, seconded by Commissioner Young, and approved by voice vote, to open the public hearing.

The motion carried 7-0.

Chair Craig invited public comments.

Jim Mueller spoke about housing becoming a legal issue and talked about educating the public about the topic and the need for objective standards.

Discussion followed regarding upcoming education efforts by the City.

There were no other public comments on this item.

Motion by Commissioner Hazeltine, seconded by Chair Craig, and approved by voice vote, to close the public hearing.

The motion carried 7-0.

Chair Craig moved to Item No. O.

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION - None

L.1. ELECTION OF OFFICERS- CHAIR AND VICE CHAIR

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, for Chair Craig to remain Chair of the Commission for the next full term.

The motion carried 7-0, by the following roll call vote:

AYES: Boswell, Conroy, Gaddis, Hazeltine, Light, Young, Chair Craig
NOES: None
ABSTAIN: None
ABSENT: None

Motion by Chair Craig, seconded by Commissioner Gaddiws, to nominate Commissioner Conroy as the Commission's Vice Chair.

The motion carried 7-0, by the following roll call vote:

AYES: Boswell, Conroy, Gaddis, Hazeltine, Light, Young, Chair Craig

NOES: None
ABSTAIN: None
ABSENT: None

M. ITEMS FROM STAFF

Planning Manager Scully listed upcoming items to be considered by City Council and the status of various projects.

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

Commissioner Conroy asked for the PowerPoint presentations to be included in Blue Folder Items in the future.

In reply to Commissioner Boswell's inquiry regarding letting Council know about the interest in a north Redondo Farmers Market, Planning Manager Scully suggested the Commission draft a memo to City Council, with the request, but first, with consensus of the Commission, place the topic on an upcoming agenda.

Discussion followed regarding forming a subcommittee to prepare the letter, having Commissioners speak with their corresponding Councilmembers and other options of communicating the request to Council.

Motion by Commissioner Light, seconded by Commissioner Boswell, to place the topic of writing a memo to Council, asking them to consider implementation of a Farmer's Market in north Redondo Beach, and placing it on the Commission's agenda for discussion at the next Commission meeting.

Discussion followed regarding forming a subcommittee now, comprised of Commissioner Boswell, to generate a memo and return to the Commission at its next meeting for consideration and action.

Substitute motion by Commissioner Conroy, seconded by Commissioner Young, to appoint Commissioner Boswell to write a memo to City Council, on the Commission's behalf, asking them to consider implementation of a Farmer's Market in north Redondo Beach, and placing it on the Commission's agenda for discussion at the next Commission meeting.

The motion carried 7-0.

Commissioner Hazeltine announced there was a resident wanting to speak on J.2 and suggested returning to the item and reopening the public hearing.

Chair Craig returned to Item No. J.2.

O. ADJOURNMENT – 7:40 p.m.

Motion by Commissioner Conroy, seconded by Commissioner Hazeltine, and approved by voice vote, to adjourn the meeting at 7:40 p.m.

The motion carried 7-0.

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on November 20, 2025, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Respectfully submitted,

_____

Marc Wiener
Community Development Director

CITY OF REDONDO BEACH
PLANNING COMMISSION MINUTES
Thursday, November 20, 2025

REGULAR MEETING OF THE PLANNING COMMISSION – 6:30 PM

A. CALL TO ORDER

A regular meeting of the Planning Commission, held in the Redondo Beach Council Chambers at 415 Diamond Street, Redondo Beach, California was called to order by Chair Craig.

B. ROLL CALL

Commissioners Present: Boswell, Conroy, Gaddis, Hazeltine, Chair Craig

Commissioners Absent: Light, Young (arrived at 6:40 p.m.)

Officials Present: Sean Scully, Planning Manager
Steven Giang, Senior Planner
Jamaal Brown, Planning Analyst

C. SALUTE TO THE FLAG

Chair Craig led in the Salute to the Flag.

D. APPROVE ORDER OF AGENDA

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, and approved by voice vote, the order of the agenda, as presented.

The motion carried 5-0. Commissioners Light and Young were absent.

E. BLUE FOLDER ITEMS – ADDITIONAL BACK UP MATERIALS

E.1. RECEIVE AND FILE BLUE FOLDER ITEMS

Motion by Commissioner Gaddis, seconded by Commissioner Hazeltine, and approved by voice vote, to receive and file Blue Folder Items.

The motion carried 5-0. Commissioners Light and Young were absent.

F. CONSENT CALENDAR

F.1. APPROVE THE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 20, 2025

F.2. APPROVE MINUTES FOR THE PLANNING COMMISSION REGULAR MEETING OF MAY 20, 2025

There were no public comments on the Consent Calendar.

Motion by Commissioner Hazeltine, seconded by Commissioner Gaddis, and approved by voice vote, the Consent Calendar, as presented.

The motion carried 5-0. Commissioners Light and Young were absent.

G. EXCLUDED CONSENT CALENDAR ITEMS - None

H. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

H.1. RECEIVE AND FILE PUBLIC WRITTEN COMMENTS ON NON-AGENDA ITEMS

Chair Craig invited public comments.

Jim Mueller spoke about implementing a weekly Farmers Market in North Redondo; referenced the results of a petition he circulated showing overwhelming support; spoke about other groups supporting the idea and urged the Commission to request that City Council consider it.

Commissioner Young joined the meeting at 6:40 p.m.

Theresa Mitchell reported there has been a group of community members researching the topic of a Farmers Market in North Redondo and shared her findings; suggested implementing a Wednesday evening market from 2:00 p.m. to 5:00 p.m. and addressed potential locations/sites.

Motion by Chair Craig, seconded by Commissioner Gaddis, and approved by voice vote, to extend Theresa Mitchell's time for public comment.

The motion carried 6-0. Commissioner Light was absent.

Theresa Mitchell asked for the Planning Commission's input; listed next steps; responded to questions from the Commission regarding the reason the North Library was a recommended site and evaluation of parking and listed the criteria considered when reviewing possible locations.

Motion by Commissioner Gaddis, seconded by Chair Craig, and approved by voice vote, to receive and file the documents submitted by Theresa Mitchell.

The motion carried 6-0. Commissioner Light was absent.

Planning Manager Scully added that the Commission may discuss this item at the next meeting when the item is added to the agenda, under Item No. N.

There were no other public comments.

I. EX PARTE COMMUNICATION

Commissioner Gaddis reported speaking with the public regarding Item No. J.1.

Commissioner Conroy reported speaking with members of the public and Chair Craig.

Commissioner Hazeltine reported speaking with members of the public and Chair Craig.

Chair Craig reported speaking with members of the public and Commissioners Conroy and Hazeltine.

J. PUBLIC HEARINGS

J.1. Public Hearing for consideration of an Exemption Declaration and Conditional Use Permit to allow the operation of a NEW restaurant BUSINESS (CHIPOTLE) WITHIN AN EXISTING COMMERCIAL SPACE OF an existing multi-tenant commercial building on property located at 413 N. Pacific Coast Highway in a Commercial (C-2A) zone.
(Case no. 2025-0247)

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate;
2. Close the public hearing; and
3. Adopt the attached resolution by title only, waiving further reading:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A NEW RESTAURANT BUSINESS (CHIPOTLE) WITHIN AN EXISTING COMMERCIAL SPACE OF AN EXISTING MULTI-TENANT COMMERCIAL BUILDING ON PROPERTY LOCATED AT 413 N. PACIFIC COAST HIGHWAY IN A COMMERCIAL (C-2A) ZONE. (CASE NO. 2025-0247)

Motion by Commissioner Gaddis, seconded by Commissioner Young, and approved by voice vote, to open the public hearing.

The motion carried 6-0. Commissioner Light was absent.

Senior Planner Giang narrated a PowerPoint presentation with details of the proposed project and responded to questions from the Commission regarding reconfiguration of the adjacent pet feed store, location of the outdoor dining space, closure of the tanning salon and plans for the vacant space.

Chair Craig invited public comments and administered an oath to the applicant.

Gilar Alba, MMA Architecture, responded to questions from the Commission and addressed proposed landscaping.

Discussion followed regarding adding trees for shade, the number of parking spaces underground.

There were no other public comments on this item.

Motion by Commissioner Gaddis, seconded by Commissioner Young, and approved by voice vote, to close the public hearing.

The motion carried 6-0. Commissioner Light was absent.

Motion by Commissioner Conroy, seconded by Commissioner Gaddis, and approved by roll call vote, to adopt by title only and waiving further reading of a resolution of the Planning Commission of the City of Redondo Beach adopting an Exemption Declaration and approving the request for a Conditional Use Permit to allow the operation of a new restaurant business (Chipotle) within an existing commercial space of an existing multi-tenant commercial building on property located at 413 N. Pacific Coast Highway in a Commercial (C-2A) zone. (Case No. 2025-0247)

The motion carried 6-0-1, with the following roll call vote:

AYES: Boswell, Conroy, Gaddis, Hazeltine, Young and Chair Craig
NOES: None
ABSTAIN: None
ABSENT: Light

K. ITEMS CONTINUED FROM PREVIOUS AGENDAS - None

L. ITEMS FOR DISCUSSION PRIOR TO ACTION - None

M. ITEMS FROM STAFF

Planning Manager Scully explained challenges with putting consideration of a Farmers Market on this agenda and spoke about making a motion to include it on the next agenda under the following Item No. N. He added that staff can review the information submitted and may be able to bring the item back at the Commission's next meeting.

Chair Craig suggested providing information regarding City requirements in terms of applying, fees and permits.

Discussion followed regarding the Commission's ability to make recommendations to City Council and whether it would be more efficient to speak with individual Councilmembers to request they place it on their agenda.

Planning Manager Scully reported the Commission could assign a member to approach Council about the matter.

Commissioner Conroy felt it would be beneficial for the Planning Commission to review the matter, as a body, and spoke about the possibility of proceeding administratively, through a TUP, rather than through City Council.

Discussion followed regarding other pertinent issues being addressed by the City and having the Commission "hash out" the subject prior to presenting to Council.

N. COMMISSION MEMBER ITEMS AND FUTURE COMMISSION AGENDA TOPICS

Motion by Chair Craig, seconded by Commissioner Gaddis, and approved by voice vote, to direct staff to place a discussion regarding implementation of a Farmers Market in North Redondo Beach, on the next Planning Commission agenda.

The motion carried 6-0. Commissioner Light was absent.

Commissioner Conroy thanked staff for providing the slide deck and stated he does not need a hard copy if they are distributed electronically.

Planning Manager Scully reported on a Coastal Development Permit that will be on the Planning Commission's next agenda.

O. ADJOURNMENT – 7:19 p.m.

Motion by Commissioner Young, seconded by Commissioner Hazeltine, and approved by voice vote, to adjourn the meeting at 7:19 p.m.

The motion carried 6-0. Commissioner Light was absent.

The next meeting of the Redondo Beach Planning Commission will be a regular meeting to be held at 6:30 p.m. on December 18, 2025, in the Redondo Beach Council Chambers, at 415 Diamond Street, Redondo Beach, California.

All written comments submitted via eComment are included in the record and available for public review on the City website.

Respectfully submitted,

Marc Wiener
Community Development Director

Administrative Report

H.1., **File #** PC26-0364 **Meeting Date:** 3/19/2026

TITLE

RECEIVE AND FILE WRITTEN COMMENTS ON NON-AGENDA ITEMS

Administrative Report

J.1., **File #** PC26-0365 **Meeting Date:** 3/19/2026

To: **PLANNING COMMISSION**

From: SEAN SCULLY, PLANNING MANAGER

TITLE

Public hearing for consideration of a Mitigated Negative Declaration and Coastal Development Permit for the demolition of an existing deteriorated public beach access ramp and the construction of a new ADA-accessible concrete access path with switchbacks, a concrete staircase, retaining walls, drainage improvements, lighting, bicycle parking, seating, railings, irrigation, landscaping, and coastal bluff restoration improvements at 811 and 1109 Esplanade (Permit No. 2025-0072).

PROPERTY MANAGER/ APPLICANT: County of Los Angeles Department of Beaches and Harbors
LOCATION: 811 and 1109 Esplanade, Redondo Beach
CASE NO: 2025-0072
RECOMMENDATION:

1. Open the public hearing and take testimony;
2. Close the public hearing;
3. Adopt the attached resolution by title only, waiving further reading.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING A MITIGATED NEGATIVE DECLARATION AND APPROVING A COASTAL DEVELOPMENT PERMIT BASED UPON A DETERMINATION THAT THE REDONDO BEACH AVENUE A ACCESS RAMP PROJECT, CONSISTING OF IMPROVEMENTS AND MODERNIZATION TO THE EXISTING ACCESS RAMP AND ASSOCIATED INFRASTRUCTURE, INCLUDING REMOVAL OF THE EXISTING ACCESS PATH, RETAINING WALL, AND PEDESTRIAN RAILING, CONSTRUCTION OF A NEW ADA-ACCESSIBLE CONCRETE PATH AND CONCRETE STAIRCASE, AND INSTALLATION OF DRAINAGE, LIGHTING, SITE FURNISHINGS, IRRIGATION, LANDSCAPING, AND DUNE/BLUFF RESTORATION IMPROVEMENTS AT 1109 ESPLANADE AND 811 ESPLANADE, REDONDO BEACH, CA 90277 (CASE NO. 2025-0072), IS CONSISTENT WITH THE APPLICABLE PROVISIONS OF THE CITY'S LOCAL COASTAL PROGRAM AND ZONING REGULATIONS

EXECUTIVE SUMMARY:

The City of Redondo Beach is processing a request for adoption of a Mitigated Negative Declaration and approval of a Coastal Development Permit for the Redondo Beach Avenue A Access Ramp Project, a public access improvement project applied for by the Los Angeles County Department of Beaches and Harbors. The Project would replace an existing deteriorated and closed beach access ramp with a new ADA-accessible access path and related improvements intended to restore safe

public access to the beach and improve long-term functionality of the site.

The existing ramp was closed in 2021 after an engineering evaluation found the access path, railings, landings, and retaining wall to be in very poor condition, and the City subsequently approved an emergency coastal development permit to authorize the closure. The current application would allow construction of replacement access improvements, including a new accessible concrete path, staircase, retaining walls, drainage improvements, lighting, site furnishings, irrigation, landscaping, and bluff restoration.

Because the site is located in the Coastal Zone, a Coastal Development Permit is required and is the discretionary entitlement before the Planning Commission. Environmental review for the Project has been completed through preparation of an Initial Study/Mitigated Negative Declaration (IS/MND), which concludes that potentially significant impacts can be reduced to a less-than-significant level through mitigation measures and project requirements. The primary issue areas identified in the environmental review relate to biological resources and cultural resources, with mitigation focused on habitat restoration, species protection, and inadvertent discovery procedures.

As proposed, the Project would improve public accessibility, replace deteriorated coastal access infrastructure, and maintain the site's long-standing public beach access function. The following sections of this report provide additional detail regarding the Project background, Project Description, Coastal Development Permit findings, and environmental determination.

Construction of the Project is anticipated to start in Winter 2026 and will take approximately 12 months to complete.

BACKGROUND:

Project Location, Uses, and Zoning

The Project site is located at 1109 Esplanade and 811 Esplanade, at the western terminus of Avenue A in Redondo Beach, California, and consists of approximately 1.64 acres identified by APNs 7509-001-900 and 7509-005-900. The site is improved with an existing public beach access facility and is situated within the City's Coastal Zone along the bluff and beach interface.

Figure 1. Existing Uses



The surrounding area reflects the coastal setting of Redondo Beach and includes a mix of public and private uses. The IS/MND describes Redondo Beach generally as containing hotels, restaurants, offices and commercial centers, residential uses, public parks, beaches, and bike paths. More specifically, the Project site is bordered by multi-family residential properties to the east and by public areas to the north, west, and south, including the beach and related public access areas.

The site also occupies a sensitive coastal bluff environment. The IS/MND notes that the Project site has long been disturbed by the existing access improvements and is currently characterized largely by developed areas and disturbed upland ice plant vegetation; however, it also identifies bluff habitat at the site as meeting the definition of an Environmentally Sensitive Habitat Area (ESHA) under the Local Coastal Program. Biological surveys conducted in 2024 found that the site and vicinity have potential to support sensitive coastal species, and species observed in or near the Project area including the El Segundo blue butterfly, globose dune beetle, and Trask shoulderband. Although the Project site itself does not currently provide suitable on-site host plant habitat for the El Segundo blue butterfly due to the dominance of non-native ice plant, the environmental analysis explains that restoration of native bluff and dune habitat would improve habitat value and connectivity along the shoreline.

The site has a General Plan land use designation of Public or Institutional (P) and a zoning designation of Parks, Recreation, and Open Space (P-PRO). The IS/MND states that this designation accommodates public-serving uses such as governmental facilities, parks, schools, libraries, hospitals, public open space, utility easements, and similar public uses.

The Project would continue the site's longstanding public access function by replacing and improving an existing public beach access path rather than introducing a new land use.

Figure 2. Surrounding Land Uses



PROJECT DESCRIPTION

The proposed Redondo Beach Avenue A Access Ramp Project is a public access improvement project that would replace the existing deteriorated and closed beach access ramp at the western terminus of Avenue A with a new ADA-accessible access path and related site improvements. The Project is intended to improve public safety, restore public access to the beach, and modernize the existing facility and associated infrastructure.

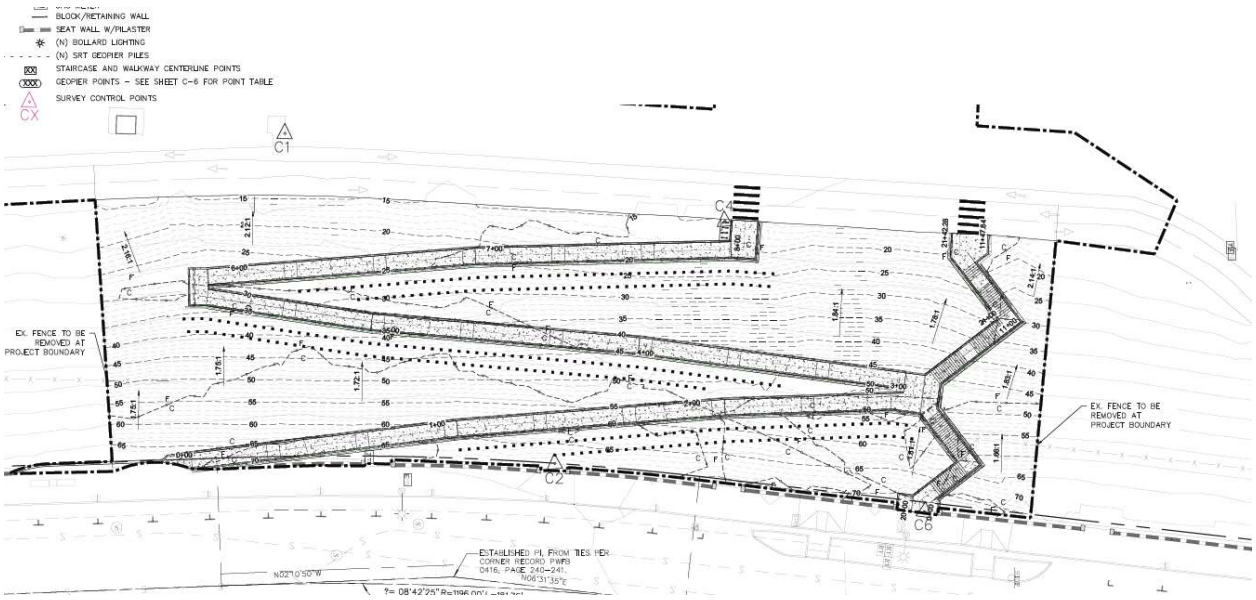
Construction is anticipated to begin in winter 2026 and would occur over approximately 12 months. Work would include demolition, site preparation, grading, path construction, paving, architectural coating, and dune/bluff restoration. Construction activities would be limited to five days per week between 7:00 a.m. and 3:30 p.m., with equipment and materials staged in a designated beach staging area.

The Project would remove the existing approximately 4.5-foot-wide by 267-foot-long access path, the existing 267-foot-long CMU retaining wall, existing pedestrian railing, and existing vegetation and irrigation within the work area. In their place, the Project would construct a new 6-foot-wide, approximately 812-foot-long ADA-accessible concrete path in a zig-zag alignment with two switchbacks descending to the beach, together with a new concrete staircase on the north side of the access path.

Associated improvements would include site grading, new retaining walls, drainage swales, drainage piping, a below-grade French drain, guardrails, handrails, bollard lighting, bench seating, a bicycle

rack, irrigation improvements, and related drainage and safety features. These improvements are designed to improve drainage performance, reduce erosion potential, and provide a safer and more functional public access route between Esplanade and the beach.

Figure 3. Proposed Project Site Plan



Temporary construction improvements would include a contractor staging area on the beach, temporary chain link fencing around the active work area, and a temporary bike path west of the existing bike path to maintain pedestrian and bicycle circulation during construction. Following completion of the access improvements, the disturbed bluff area would be restored with native planting and temporary irrigation consistent with the Beach Bluffs Restoration Project Master Plan, a collaborative regional document created in coordination with the Urban Wildlands Group and the City of Redondo Beach, as described below.

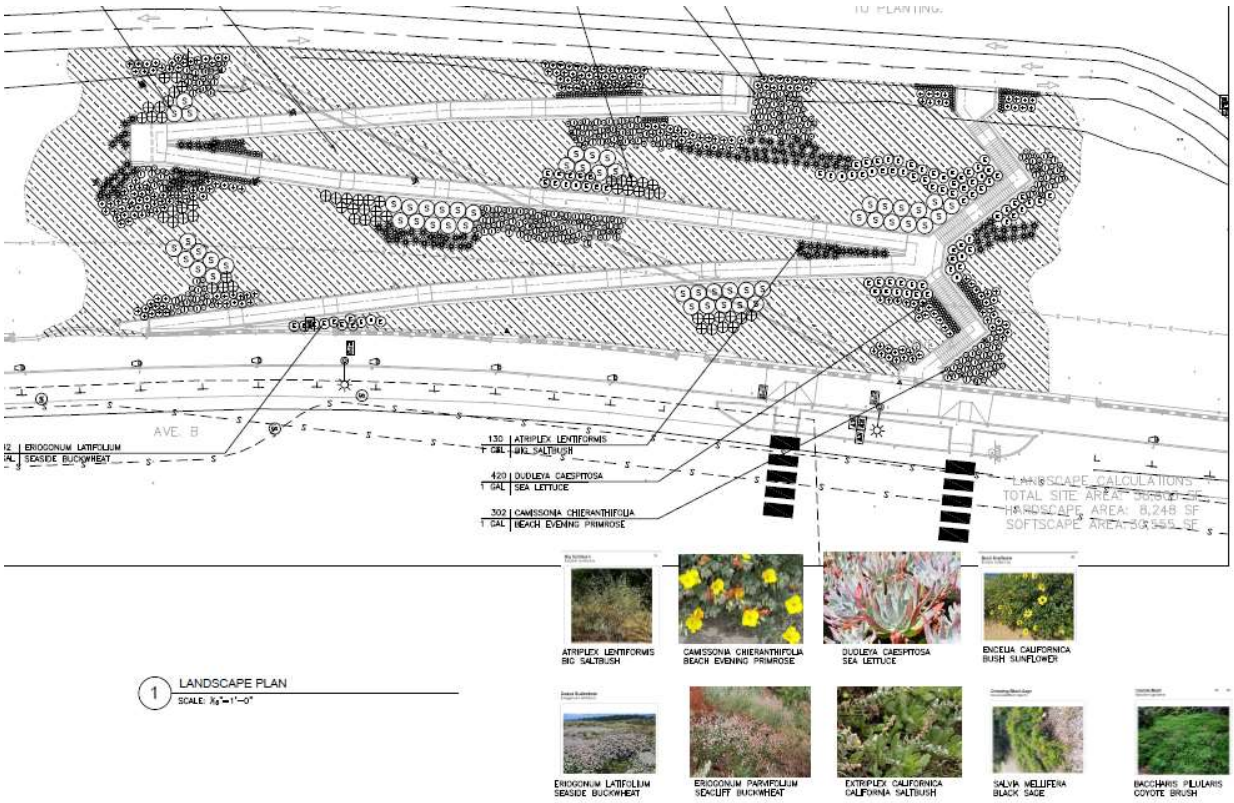
Planting, Landscaping, and Bluff Restoration

A major component of the Project is restoration of the bluff area following construction of the new access improvements. Existing disturbed vegetation and irrigation within the work area would be removed, and the newly graded bluff would be replanted with native coastal bluff and dune species intended to stabilize the slope, assist with erosion control, improve the site's appearance, and enhance habitat value. As described in the IS/MND, the planting plan is required to follow the Beach Bluffs Restoration Project Master Plan (2005), including the plant palette and restoration guidance set forth in that document, together with recommendations from California Coastal Commission staff. The restoration palette specifically includes native species such as Eriogonum and Dudleya, and any remaining unplanted areas would be filled with coyote brush (Baccharis pilularis) at 3-foot spacing until full vegetative coverage is achieved.

This restoration effort is intended to replace disturbed, non-native vegetation, including areas dominated by ice plant, with higher-value native bluff habitat. In addition to habitat enhancement, the planting program is designed to support long-term bluff stability and drainage performance, as runoff

over vegetated slopes would be filtered by the new bluff vegetation before entering the site's drainage features. The Project also includes temporary irrigation to support plant establishment, and the plan set contains dedicated landscape and irrigation sheets to guide installation and maintenance. Taken together, the Project's landscaping program is a substantive habitat restoration component grounded in the City's adopted bluff restoration framework, rather than ornamental planting alone.

Figure 4. Proposed Landscaping Plan and Plantings



COASTAL DEVELOPMENT PERMIT FINDINGS

Finding 1: The proposed development is in conformity with the City of Redondo Beach Certified Local Coastal Program (LCP).

The Project site is located within the Coastal Zone at 1109 Esplanade and 811 Esplanade and consists of an existing public beach access path at the western terminus of Avenue A. The Project would not introduce a new land use, but instead would replace and improve an existing public beach access facility with a new ADA-accessible path, staircase, drainage improvements, lighting, seating, bicycle parking, and bluff restoration improvements. The Project would remain consistent with the site's Public or Institutional General Plan designation and Parks, Recreation, and Open Space zoning, and would not conflict with applicable land use plans or policies adopted to avoid or mitigate environmental effects.

The Old Avenue A and Esplanade access path is identified in the LCP as one of the public access paths that provides access from urban Redondo Beach to the beach and Pacific Ocean. The Coastal

Land Use Plan recreation and access policies provide that existing public recreational and visitor-serving facilities are to be maintained, enhanced, preserved, and where possible expanded, and that lower-cost visitor-serving and recreational facilities are to be protected and encouraged. The environmental analysis concludes that the Project is consistent with these policies because it rehabilitates an existing public access facility and replaces a dilapidated and unsafe path with an expanded, modern, bike- and pedestrian-friendly access path intended to preserve and enhance public access.

The Project also includes restoration of bluff habitat following construction. The IS/MND identifies bluff habitat at the site as an environmentally sensitive habitat area under the Local Coastal Plan and concludes that potential impacts would be reduced to less than significant through Mitigation Measure BIO-3, which requires restoration to follow the Beach Bluffs Restoration Project Master Plan (2005), including planting palette, design, monitoring, and reporting guidelines, and inclusion of required El Segundo blue butterfly host plant species. As conditioned and mitigated, the Project is consistent with the applicable resource protection, access, and recreation policies of the Certified LCP. Coastal Commission staff has reviewed and is supportive of the project as designed and conditioned.

Finding 2: That the proposed development, if located between the sea (or the shoreline of any body of water located within the coastal zone) and the first public road paralleling the sea, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code (commencing with Section 30200).

This finding applies because the Project site is located on the bluff and beach interface west of Esplanade, which is the first public road paralleling the sea in this area. The Project involves replacement of an existing public beach access facility and is intended to restore safe public access that has been unavailable since closure of the deteriorated ramp. The Project improves an existing recreational facility to increase safety and accessibility for beach visitors, and that reopening the Avenue A access ramp would reduce pressure on surrounding access ramps while improving access for existing patrons.

The Project would not increase beach visitation or introduce a new use, but would enhance access for existing users. During construction, temporary pedestrian and bicycle detours would be provided, including a temporary bike path, so that continuity along the existing trail system is maintained and regional trail connectivity is not significantly affected. After construction, the site would continue to function as a public beach access point, with improved accessibility, safer circulation, and restored bluff habitat. Accordingly, the Project conforms with the public access and public recreation policies of Chapter 3 of the Coastal Act because it preserves and improves an existing public coastal access route rather than restricting or diminishing coastal access.

Finding 3: That the decision-making body has complied with any CEQA responsibilities it may have in connection with the project, and that, in approving the proposed development, the decision-making body is not violating any CEQA prohibition that may exist on approval of projects for which there is a less environmentally damaging alternative or a feasible mitigation measure available.

The City, as Lead Agency, and with the assistance of the Los Angeles County Department of Beaches and Harbors, prepared an Initial Study/Mitigated Negative Declaration for the Project in

accordance with CEQA and the State CEQA Guidelines. The IS/MND states that the Project, as mitigated, will not have a significant effect on the environment., The IS/MND was circulated for public review and identifies the City's process for preparation of the Final IS/MND, responses to comments, and adoption of a Mitigation Monitoring and Reporting Program.

The primary areas requiring mitigation are biological resources and cultural resources. The IS/MND identifies mitigation measures for nesting birds and western snowy plover avoidance, requires bluff restoration to follow the Beach Bluffs Restoration Project Master Plan, and requires work stoppage, evaluation, and appropriate treatment if archaeological resources or human remains are encountered during construction. With implementation of these mitigation measures, the IS/MND concludes that biological, cultural, and related environmental impacts would be reduced to less than significant. Based on the environmental record before the Planning Commission, the City has complied with its CEQA responsibilities for the Project.

ENVIRONMENTAL STATUS

The City of Redondo Beach, as Lead Agency under the California Environmental Quality Act (CEQA), prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the Redondo Beach Avenue A Access Ramp Project in accordance with the State CEQA Guidelines. The County of Los Angeles Department of Beaches and Harbors is identified in the IS/MND as a Responsible Agency and project sponsor. The Draft IS/MND was circulated for a 30-day public review period from February 5, 2026 through March 6, 2026, after which the City will prepare a Final IS/MND, including responses to comments and a Mitigation Monitoring and Reporting Program, for consideration with the Project.

The IS/MND concludes that, although the Project could result in potentially significant environmental effects, revisions in the project and mitigation measures incorporated into the project would reduce those impacts to a less-than-significant level, and therefore preparation of an Environmental Impact Report is not required. The City also completed tribal consultation outreach pursuant to Assembly Bill 52; as described in the IS/MND, request-for-consultation letters were sent to eight Native American tribes on September 5, 2025, no responses were received, and the document concludes that no impacts to tribal cultural resources are expected. Accordingly, the Project has been processed in compliance with CEQA and is before the Planning Commission for consideration of adoption of the Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program.

PUBLIC REVIEW

During the public review process, the City received limited comment on the Draft IS/MND. A public comment requested installation of a drinking fountain, and Los Angeles County Department of Beaches and Harbors confirmed that a drinking fountain has been incorporated into the project. The City also received a comment letter from Caltrans providing standard construction-related recommendations regarding haul routes, traffic control, and maintenance of public safety during construction.

CONCLUSION

The proposed Project represents the replacement and modernization of an existing public beach access facility that has been closed due to deteriorated conditions. The new access improvements, together with associated bluff restoration and site upgrades, would restore safe public access to the beach, improve accessibility, and support the continued public use of the site. Based on the analysis contained in this report, staff finds that the Project is consistent with the applicable policies of the City's Certified Local Coastal Program and has been processed in compliance with CEQA. For these

reasons, staff recommends that the Planning Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve Coastal Development Permit No. 2025-0072, subject to the findings, conditions, and resolution before the Commission.

ATTACHMENTS

Attachment 1 - Draft Planning Commission Resolution
Attachment 2 - Project Plans for the Avenue A Access Ramp Project
Attachment 3 - Draft Initial Study/Mitigated Negative Declaration

RESOLUTION NO. 2026-03-PCR-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING A COASTAL DEVELOPMENT PERMIT BASED UPON A DETERMINATION THAT THE REDONDO BEACH AVENUE A ACCESS RAMP PROJECT, CONSISTING OF DEMOLITION OF AN EXISTING DETERIORATED PUBLIC BEACH ACCESS RAMP AND THE CONSTRUCTION OF A NEW ADA-ACCESSIBLE CONCRETE ACCESS PATH WITH SWITCHBACKS, A CONCRETE STAIRCASE, RETAINING WALLS, DRAINAGE IMPROVEMENTS, LIGHTING, BICYCLE PARKING, SEATING, RAILINGS, IRRIGATION, LANDSCAPING, AND COASTAL BLUFF RESTORATION IMPROVEMENTS AT 811 AND 1109 ESPLANADE (CASE NO. 2025-0072), IS CONSISTENT WITH THE APPLICABLE PROVISIONS OF THE CITY'S CERTIFIED LOCAL COASTAL PROGRAM

WHEREAS, the County of Los Angeles Department of Beaches and Harbors, as property manager, applicant, and project sponsor, submitted an application for a Coastal Development Permit for the Redondo Beach Avenue A Access Ramp Project at 811 and 1109 Esplanade, Redondo Beach, California; and

WHEREAS, the Project site is located at the western terminus of Avenue A, consists of approximately 1.64 acres identified by APNs 7509-001-900 and 7509-005-900, and is improved with an existing public beach access facility within the City's Coastal Zone along the bluff and beach interface; and

WHEREAS, the existing Avenue A access ramp was closed in 2021 after an engineering evaluation found the access path, railings, landings, and retaining wall to be in very poor condition, and the City approved an emergency coastal development permit authorizing closure of the facility; and

WHEREAS, the proposed Project would replace the deteriorated and closed public beach access facility with a new ADA-accessible concrete access path with two switchbacks, a concrete staircase, retaining walls, drainage improvements, lighting, bicycle parking, seating, railings, irrigation, landscaping, and bluff restoration improvements intended to restore safe public access to the beach and improve the long-term functionality of the site; and

WHEREAS, the Project also includes restoration of the bluff area with native coastal bluff and dune species in accordance with the Beach Bluffs Restoration Project Master Plan (2005) and recommendations from California Coastal Commission staff; and

WHEREAS, because the site is located within the Coastal Zone, a Coastal

Development Permit is required and is the discretionary entitlement before the Planning Commission; and

WHEREAS, the City of Redondo Beach, as Lead Agency under the California Environmental Quality Act ("CEQA"), prepared an Initial Study/Mitigated Negative Declaration ("IS/MND") for the Project, and the County of Los Angeles Department of Beaches and Harbors is identified in the IS/MND as a Responsible Agency and project sponsor; and

WHEREAS, the Draft IS/MND was circulated for a 30-day public review period from February 5, 2026 through March 6, 2026; and

WHEREAS, the IS/MND concludes that, although the Project could result in potentially significant environmental effects, revisions in the project and mitigation measures incorporated into the project would reduce those impacts to a less-than-significant level, and therefore preparation of an Environmental Impact Report is not required; and

WHEREAS, the City also completed tribal consultation outreach pursuant to Assembly Bill 52, request-for-consultation letters were sent to eight Native American tribes on September 5, 2025, no responses were received, and the IS/MND concludes that no impacts to tribal cultural resources are expected; and

WHEREAS, notice of the time and place of the public hearing at which the Initial Study/Mitigated Negative Declaration and application would be considered was given pursuant to local ordinance by publication in the Easy Reader, by posting the subject property, and by mailing notices to property owners within 100 feet of the exterior boundaries of the subject property; and

WHEREAS, the Planning Commission of the City of Redondo Beach conducted a duly noticed public hearing on March 19, 2026, and considered the staff report, the Coastal Development Permit, the IS/MND, the Mitigation Monitoring and Reporting Program, the Project plans, public testimony, and the entire administrative record.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND AND RESOLVE:

SECTION 1. The Planning Commission finds that the City of Redondo Beach, as Lead Agency under the California Environmental Quality Act (CEQA), prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the Redondo Beach Avenue A Access Ramp Project in accordance with CEQA and the State CEQA Guidelines, and further finds that the IS/MND reflects the independent judgment and analysis of the City. The Planning Commission further finds that, although the Project could have a significant effect on the environment, revisions in the Project and mitigation measures incorporated into the Project would reduce those impacts to a less-than-significant level, and therefore an Environmental

Impact Report is not required. The Planning Commission hereby adopts the IS/MND and the associated Mitigation Monitoring and Reporting Program for the Project.

SECTION 2. Based upon the adoption of the IS/MND and Mitigation Monitoring and Reporting Program in SECTION 1, and with the conditions identified in SECTION 4 of this Resolution, the Planning Commission does hereby determine and find that the Redondo Beach Avenue A Access Ramp Project, consisting of improvements and modernization to the existing access ramp and associated infrastructure, including removal of the existing access path, retaining wall, and pedestrian railing, construction of a new ADA-accessible concrete path and concrete staircase, and installation of drainage, lighting, site furnishings, irrigation, landscaping, and dune/bluff restoration improvements at 1109 Esplanade and 811 Esplanade, Redondo Beach, California, is consistent with the applicable provisions of the City's Certified Local Coastal Program and approves Coastal Development Permit No. 2025-0072, pursuant to the plans, specifications, drawings, and application considered by the Planning Commission at its meeting on March 19, 2026.

SECTION 3. The Planning Commission further finds that the proposed development, as conditioned, conforms to the Coastal Development Permit findings contained in the City's Local Coastal Program and complies with public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code, in that the Project replaces and improves an existing public beach access facility, restores safe public access to the beach, and does not diminish or restrict public coastal access.

SECTION 4. This permit shall be void in the event that the applicant does not comply with the following conditions:

1. That the approval granted herein is for the demolition of an existing deteriorated public beach access ramp and the construction of a new ADA-accessible concrete access path with switchbacks, a concrete staircase, retaining walls, drainage improvements, lighting, bicycle parking, seating, railings, irrigation, landscaping, and coastal bluff restoration improvements at 811 and 1109 Esplanade, and shall be in substantial compliance with the site plan, access improvements, landscape plans, and related application materials, except as otherwise modified by these conditions or required by the Certified Local Coastal Program and approved by the Planning Commission on March 19, 2026. Existing public sidewalks and pedestrian routes along Pacific Coast Highway and Pearl Street shall be maintained or reconstructed to City standards. No encroachment or obstruction of public access shall occur except as allowed by City encroachment permits and temporary construction traffic control plans.

2. That public beach access and public access along the Esplanade and adjacent bicycle and pedestrian routes shall be maintained to the maximum extent feasible during construction. When temporary closures are unavoidable, alternative pedestrian and bicycle routes shall be clearly signed and provided in accordance with City standards and approved traffic control requirements.

3. That the Project shall not block, gate, or otherwise restrict any existing public access route, easement, or right-of-way to the shoreline or coastal recreational areas, except as may be temporarily necessary during construction and specifically authorized by the City. Any such temporary closure shall be minimized in duration and accompanied by clearly identified detour routing.

4. That the Project shall comply with all applicable codes, local ordinances, regulations, and requirements, and the applicant shall obtain all necessary permits and approvals from the Building Department, Public Works Department, Engineering Department, Fire Department, and any other agency with jurisdiction over the Project.

5. That the Project shall adhere to all adopted state codes and local ordinances regarding accessibility requirements.

6. That all mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program shall be implemented as conditions of Project approval, including but not limited to measures relating to biological resources, bluff restoration, nesting birds, western snowy plover protection, archaeological resources, tribal cultural resources, and human remains.

7. That bluff restoration and landscaping shall be installed in substantial compliance with the approved landscape and irrigation plans, the adopted mitigation measures, and the Beach Bluffs Restoration Project Master Plan (2005), including use of native coastal bluff and dune species and related restoration guidance identified in the environmental document and approved plans.

8. That the applicant and/or its successors shall maintain the subject property in a clean, safe, and attractive condition until construction commences. Failure to maintain the property may result in reconsideration of this approval by the Planning Commission.

9. That the site shall be appropriately fenced prior to the start of construction, and all on-site litter and debris shall be collected daily during construction. During the demolition and construction process, the applicant shall not place any portable toilets within 15 feet of a property line that is adjacent to residential uses.

10. That construction work shall occur only during approved construction hours and in accordance with all applicable City requirements and mitigation measures governing construction activity, noise, and public safety.

11. That in the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to issuance of a building permit, and the decision of the Planning Commission shall be final. Conduct a focused acoustical analysis of the subject

property for noise impacts from the ambient traffic noise exceeding State Exterior Noise Guidelines prior to submittal of final architectural drawings. Provide sound attenuation and other measures as determined necessary by the acoustical analysis prior to issuance of building permits.

12. That the Planning Division shall be authorized to approve minor changes to the Project that do not result in a substantial change to the approved development and remain consistent with this Resolution, the Coastal Development Permit, and the Certified Local Coastal Program.

13. The site shall be fully fenced prior to the start of construction.

14. All on-site litter and debris shall be collected daily during construction.

15. Construction work shall occur only between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, and no work shall occur on Sunday and holidays.

16. The Planning Division shall be authorized to approve minor changes.

17. That the Applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials from and against any claims, damages, actions, causes of action, lawsuits, suits, proceedings, losses, judgments, costs, and expenses, including attorneys' fees and court costs, in any manner arising out of or incident to the Planning Commission's actions, this approval, related entitlements, or the City's environmental review thereof, in the same manner and form required by the City's standard Planning Commission conditions of approval.

SECTION 5. That the approved Coastal Development Permit shall become null and void if not vested within 36 months after the Planning Commission's approval of the Project.

SECTION 6. That prior to seeking judicial review of this resolution, the applicant is required to appeal to the City Council. The applicant has ten days from the date of adoption of this resolution in which to file the appeal.

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED AND ADOPTED this 19th day of March, 2026

_____
Wayne Craig, Chair
Planning Commission
City of Redondo Beach

ATTEST:

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

I, Marc Wiener, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2026-03-PCR-XX was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 19th day of March, 2026, by the following roll call vote:

AYES:

NOES:

ABSENT:

_____
Marc Wiener, AICP
Community Development Director

APPROVED AS TO FORM:

_____
City Attorney's Office

PREPARED FOR:

COUNTY OF LOS ANGELES
DEPARTMENT OF BEACHES AND HARBORS
13837 FIJI WAY
MARINA DEL REY, CA 92292

PREPARED BY:

TETRA TECH, INC.
ENGINEERS, PLANNERS, & ARCHITECTS
17885 VON KARMAN AVE #500,
IRVINE, CA 92614
(949) 809-5000

PROJECT DIRECTORY 1



VICINITY MAP 5

DWG REF.	SHT #	TITLE
T-1	1	TITLE SHEET
G-1	2	GENERAL NOTES (1 OF 2)
G-2	3	GENERAL NOTES (2 OF 2)
G-3	4	PERMIT PLACEHOLDER
D-1	5	DEMOLITION PLAN
V-1	6	SURVEY CONTROL PLAN
C-1	7	SITE PLAN
C-2	8	ADA PATH OF TRAVEL PLAN
C-3	9	TEMPORARY BIKE AND PEDESTRIAN ROUTING PLAN
C-4	10	GRADING PLAN
C-5	11	PLATE PILE LAYOUT
C-6	12	ACCESS RAMP CMU RETAINING WALL PLAN
C-7	13	STAIRCASE CIP RETAINING WALL PLAN
C-8	14	GUARDRAIL AND HANDRAIL PLAN
C-9	15	SITE PLAN ENLARGEMENTS (1 OF 2)
C-10	16	SITE PLAN ENLARGEMENTS (2 OF 2)
C-11	17	DETAILS
C-12	18	DETAILS 2
C-13	19	DETAILS 3
C-14	20	ACCESS PATH RETAINING WALL PROFILES
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SHEET INDEX 2

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2022 EDITION OF THE CALIFORNIA FIRE CODE

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2022 EDITION OF THE CALIFORNIA MECHANICAL CODE

2022 EDITION OF THE CALIFORNIA PLUMBING CODE+

2025 HIGHWAY DESIGN MANUAL CHAPTER 1000 - BICYCLE TRANSPORTATION DESIGNS

APPLICABLE CODES 6

SCOPE OF WORK

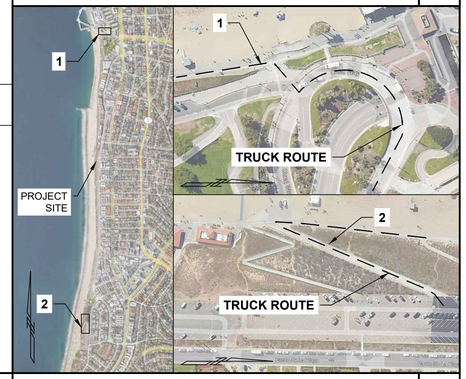
THE WORK TO BE PERFORMED INCLUDES REMOVAL OF THE EXISTING ACCESS PATH AND RETAINING WALL, CLEARING AND GRUBBING, PLACEMENT OF PLATE PILES, EXCAVATION FOR RETAINING WALL FOUNDATIONS, GRADING, INSTALLATION OF RETAINING WALL FOUNDATIONS, CMU WALLS, DRAINAGE SWALES AND MISC. DRAINAGE IMPROVEMENTS, 6' WIDE CONCRETE ACCESS PATH, GUARDRAILS, STAIRCASES, HANDRAILS, PEDESTRIAN LIGHTING, IRRIGATION, AND LANDSCAPING.

PROJECT DESCRIPTION 3

SECTION — SECTION NO. A S1 — SHT. TAKEN FROM

DETAIL — DETAIL NO. 15 S1 — SHT. TAKEN FROM

REFERENCE LEGEND 4



CONTRACTOR DELIVERY LOCATIONS 7

DEMOLITION NOTES

1. REMOVE EX. CMU BLOCK WALL AND FOUNDATION
2. REMOVE EX. PCC ACCESS PATH
3. REMOVE EX. PCC CURB
4. REMOVE EX. MASONRY SEAT WALL AND FOUNDATION
5. REMOVE EX. CHAINLINK FENCE
6. REMOVE EX. IRRIGATION
7. CLEAR AND GRUB EX. BLUFF
8. PROTECT-IN-PLACE
10. CONSTRUCT TEMPORARY CONTRACTOR STAGING AREA
11. COORDINATE REMOVAL AND RELOCATION OF EX. BENCHES AND TRASH BIN W/ THE CITY OF REDONDO BEACH

CONSTRUCTION NOTES

1. INSTALL 6' WIDE CONC. ADA ACCESS PATH, CMU WALL, AND SWALE PER C-11, DTL. 1
2. INSTALL 6' WIDE CONC. STAIR PER C-12, DTL. 1
3. INSTALL PATH LIGHTING PER ELECTRICAL SHEETS.
4. INSTALL BIKE RACK PER C-11, DTL. 5
5. INSTALL IRR. CONTROLLER, SEE IRRIGATION PLANS
6. INSTALL PLATE PILES PER C-11, DTL. 6
7. INSTALL 6" PVC PIPE PER PLAN AND C-12, DTL. 5
8. INSTALL 1' PCC SWALE PER PLAN AND C-11, DTL. 4
9. INSTALL PEDESTRIAN CROSSING STRIPING PER C-1, DTL. 3
10. INSTALL CMU WALL PER PLAN AND C-14
11. INSTALL CIP STAIRCASE WALL PER PLAN AND C-15
12. INSTALL GUARDRAIL PER PLAN AND C-11
13. INSTALL HANDRAIL PER PLAN AND C-11

ABBREVIATIONS

ADA	AMERICAN'S WITH DISABILITIES ACT
ADJ.	ADJACENT (LAYOUT, MEASUREMENT)
ALIGN	ALIGN
AVE	AVENUE
BS	BOTTOM OF STEP/BOTTOM SURFACE
BW	BOTTOM WALL
CB	CATCH BASIN
CIP OR C.I.P	CAST IN PLACE (CONCRETE APPLICATIONS)
CIVIL	CIVIL ENGINEER
CL	CENTERLINE (LAYOUT, MEASUREMENT)
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
DEPT	DEPARTMENT
DIA	DIAMETER
DTL	DETAIL
EJ	EXPANSION JOINT
EQ	EQUAL (LAYOUT, MEASUREMENT)
EX	EXISTING
FG OR F.G.	FINISHED GRADE(TOP SOIL GRADIENT)
FS OR F.S.	FINISHED SURFACE (HARD SURFACES)
GB	GRADE BREAK
HP	HIGH POINT (GRADIENT)
IE	INVERT ELEVATION
IRR	IRRIGATION
LA OR L.A.	LANDSCAPE ARCHITECT
LOW OR L.O.W.	LIMIT OF WORK
LP	LOW POINT (GRADIENT)
MAX.	MAXIMUM
MIN.	MINIMUM
(N)	NEW
NTS OR N.T.S.	NOT TO SCALE
OC OR O.C.	ON CENTER (LAYOUT MEASUREMENT)
OD OR O.D.	OUTSIDE DIAMETER (LAYOUT, MEASUREMENT)
PA OR P.A.	PLANTING AREA
PCC	PORTLAND CEMENT CONCRETE
PERF.	PERFORATED
PIP	PROTECT-IN-PLACE
POB OR P.O.B.	POINT OF BEGINNING (LAYOUT, MEASUREMENT)
POC	POINT OF CONNECTION
PL	PROPERTY LINE
R	RADIUS (LAYOUT, MEASUREMENT)
REF	REFERENCE OR REFER TO
REIN.	REINFORCEMENT
S.E.	STRUCTURAL ENGINEER
SHT	SHEET
SPECS	CONTRACT SPECIFICATIONS
S/S	STAINLESS STEEL
SS	SANITARY SEWER
TBD	TO BE DETERMINED
TC	TOP OF CURB (GRADIENT ELEVATION)
TG	TOP OF GRATE (GRADIENT ELEVATION)
T.O.P.	TOP OF PILE
TS	TOP OF SURFACE
TSS	TOP OF STRUCTURAL SLAB
TW	TOP OF WALL
TYP	TYPICAL



SITE MAP/STAGING AREA

SCALE: N.T.S. 8

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PLOT DATE: Jul. 16, 25 SAVED PATH: P:\Work\T41476.07 Ave A Access Path\06 PLANS\02 Sheet Files

COUNTY OF LOS ANGELES DEPARTMENT OF BEACHES AND HARBORS - PLANNING DIVISION
13837 FIJI WAY, MARINA DEL REY, CA 90292

APPROVALS

PROJECT MANAGEMENT BUREAU MGR. DATE

CITY ENGINEER DATE

No.	DATE	REVISIONS SHEET	APPROVAL

AS-BUILT: REF.

DESIGNED BY: RAFAEL HOLCOMBE
DRAWN BY: JONATHAN GOBER
CP NO. 87888
SPEC NO. 7844

REGISTERED PROFESSIONAL ENGINEER RAFAEL J. HOLCOMBE No. 74548 Exp. 06-30-27 CIVIL STATE OF CALIFORNIA

REDONDO BEACH AVE. A ACCESS PATH AVE. A TO AVE. B ALONG ESPLANADE REDONDO BEACH, CALIFORNIA 90277

TITLE SHEET

GRAPHIC SCALE

PAGE

FIELD BOOK

DRAWING REF. T-1

SHEET 01 OF 37

DRAWING NO.

GENERAL REQUIREMENTS

1. SITE DEVELOPMENT, INCLUDING LANDSCAPING, SHALL CONFORM TO THE APPROVED PLANS ON FILE IN THE DEPARTMENT OF PLANNING AND BUILDING. AT LEAST ONE SET OF APPROVED PLANS CONTAINING PLANNING, BUILDING, FIRE, AND IF APPLICABLE, REDEVELOPMENT AND STAMPS SHALL BE MAINTAINED AT THE JOB SITE, AT ALL TIMES FOR REFERENCE PURPOSES DURING CONSTRUCTION AND FINAL INSPECTION.

2. ANY GRAFFITI FOUND ON SITE MUST BE REMOVED WITHIN 24 HOURS OF ITS APPEARANCE.

3. ALL STRUCTURES SHALL CONFORM TO THE LA COUNTY BUILDING CODE REQUIREMENTS. NOTWITHSTANDING THIS SUBJECT PERMIT, ALL OTHER REQUIRED PERMITS FROM THE COUNTY OF LOS ANGELES MUST BE SECURED.

4. SEPARATE BUILDING PERMITS ARE REQUIRED FOR SIGNS AND RETAINING WALLS.

5. DEMOLITION, SITE PREPARATION, AND CONSTRUCTION ACTIVITIES ARE LIMITED TO THE FOLLOWING PER REDONDO BEACH, CALIFORNIA MUNICIPAL CODE (EXCEPT FOR THE POURING OF CONCRETE WHICH MAY OCCUR AS NEEDED):
   5.1. WEEKDAYS: 7:00 A.M. TO 6:00 P.M.
   5.2. SATURDAYS: 9:00 A.M. TO 5:00 P.M.
   5.3. SUNDAYS AND HOLIDAYS: NOT ALLOWED.

6. ANY OFF-SITE IMPROVEMENTS FOUND TO BE DAMAGED SHALL BE REPLACED TO THE SATISFACTION OF THE COUNTY ENGINEER.

7. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE COUNTY OF LOS ANGELES, ITS AGENTS, OFFICERS, AND EMPLOYEES FROM ANY CLAIM, ACTION, OR PROCEEDING AGAINST THE COUNTY OF LOS ANGELES OR ITS AGENTS, OFFICERS, OR EMPLOYEES BROUGHT TO ATTACK, SET ASIDE, VOID, OR ANNUL AN APPROVAL OF THE COUNTY OF LOS ANGELES, ITS ADVISORY AGENCIES, COMMISSIONS, OR LEGISLATIVE BODY CONCERNING THIS PROJECT. THE COUNTY OF LOS ANGELES WILL PROMPTLY NOTIFY THE APPLICANT OF ANY SUCH CLAIM, ACTION, OR PROCEEDING AGAINST THE COUNTY OF LOS ANGELES AND WILL COOPERATE FULLY IN THE DEFENSE. IF THE COUNTY OF LOS ANGELES FAILS TO PROMPTLY NOTIFY THE APPLICANT OF ANY SUCH CLAIM, ACTION OR PROCEEDING OR FAILS TO COOPERATE FULLY IN THE DEFENSE, THE APPLICANT SHALL NOT, THEREAFTER, BE RESPONSIBLE TO DEFEND, INDEMNIFY, OR HOLD HARMLESS THE COUNTY OF LOS ANGELES.

8. ALL WORK EMBRACED HEREIN SHALL BE DONE IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (GREENBOOK).

GENERAL NOTES FOR CONSTRUCTION

1. ALL MATERIALS AND WORKMANSHIP ON THIS PROJECT SHALL CONFORM TO THE FOLLOWING:
   1.1. LA COUNTY, DEPARTMENT OF PUBLIC WORKS STANDARD PLANS 2019 EDITION OR LATER.
   1.2. GREENBOOK STANDARD SPECIFICATIONS AND PLANS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITIONS.
   1.3. CALIFORNIA BUILDING CODE, 2022.

2. IF A CONFLICT EXISTS AMONG STANDARDS SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY.

3. EXISTING UTILITIES ARE SHOWN ON THE PLANS IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF WORK. UNDERGROUND SERVICE ALERT SHALL BE NOTIFIED THREE (3) WORKING DAYS PRIOR TO EXCAVATION AT 1-800-227-2600.

4. ALL BACKFILL MATERIALS AND COMPACTION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL NOTES, APPLICABLE PUBLIC WORKS, AND GREENBOOK STANDARDS. ALL DISTURBED PAVEMENT AND GRASS AREAS WILL BE RESTORED TO THEIR PRE-CONSTRUCTION CONDITION OR BETTER. MATCH PROPOSED PAVEMENT GRADES TO EXISTING WHEREVER THEY ADJOIN.

5. ALL LANDSCAPING INSTALLED UNDER THIS CONTRACT SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE BY THE COUNTY OF LOS ANGELES. ANY DEAD OR DYING PLANT MATERIALS MUST BE REPLACED PRIOR TO ACCEPTANCE BY THE COUNTY OF LOS ANGELES.

6. THIS PROJECT IS LOCATED IN CLOSE PROXIMITY OF RESIDENTIAL BUILDINGS. THE CONTRACTOR SHALL PERFORM OPERATIONS IN A NEAT AND ORDERLY MANNER SO AS TO NOT BE DETRIMENTAL TO ADJACENT PROPERTIES AND OCCUPANTS. THIS SHALL INCLUDE THE MAINTENANCE OF ALL BUILDING EXTERIORS AND LANDSCAPING AROUND THE CONSTRUCTION ZONE, TO MINIMIZE DUST AND DEBRIS.

7. THE CONTRACTOR SHALL SECURE THE SITE DAILY. ANY GRAFFITI THAT DOES OCCUR ON THE CONSTRUCTION SITE SHALL BE REMOVED BY THE CONTRACTOR WITHIN 24 HOURS OF ITS DISCOVERY.

8. THE CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS, INCLUDING ADJACENT BUILDINGS AND STRUCTURES FROM DAMAGE AS A RESULT OF CONSTRUCTION ACTIVITIES.

9. ALL REQUIRED UTILITY EASEMENTS SHALL BE PROVIDED TO THE SATISFACTION OF THE CONCERNED DEPARTMENT OR AGENCY.

10. SIGN VERBIAGE TO BE PROVIDED BY LA COUNTY. CONTRACTOR SHALL FURNISH AND INSTALL SIGN.

11. GALVANIZE ALL REINFORCING BARS, TIE BARS, AND WELDED WIRE FABRIC.

PROJECT SPECIFIC BEST MANAGEMENT PLANS (BMP's)

1. INFILTRATION/PERCOLATION AT THE FACE OF THE BLUFF WILL TAKE PLACE.

2. VEGETATED SLOPES: WATER WILL BE FILTERED BY NEW VEGETATION ON THE BLUFF BEFORE REACHING THE V-DITCHES.

3. CONSTRUCTION BMP'S: THE CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION SHALL BE USED FOR GUIDELINES ON BMP'S TO BE IMPLEMENTED DURING CONSTRUCTION.

EXISTING IRRIGATION NOTES

1. THE EXISTING IRRIGATION WITHIN THE PROJECT LIMITS IS DECOMMISSIONED.

2. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, PROPERTY LINES, DIMENSIONS, ETC. PRIOR TO COMMENCING WORK. ALL EXISTING IRRIGATION SYSTEMS SHALL BE VERIFIED IN THE FIELD AT START OF CONSTRUCTIONS. ALL EXISTING MAINLINES, RCVS, BACKFLOW DEVICES, CONTROLLERS, METERS, SERVICE LINES, ETC. SHALL BE VERIFIED IN FIELD.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL AND DISPOSAL OF ALL EXISTING IRRIGATION EQUIPMENT AFFECTED BY THE PROPOSED IRRIGATION IMPROVEMENTS. CONTRACTOR SHALL VERIFY ALL EQUIPMENT TO BE REMOVED AND DISPOSED OF IN FIELD PRIOR TO COMMENCING WORK.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR/MODIFICATION OF ALL ADJACENT IRRIGATION SYSTEM EQUIPMENT THAT IS AFFECTED BY PROPOSED IRRIGATION IMPROVEMENTS. CONTRACTOR SHALL REPAIR SAID SYSTEMS TO A LIKE NEW MANNER, PROVIDING COMPLETE 100% HEAD TO HEAD COVERAGE IN ALL AREAS WITH SYSTEM LAYOUT AS APPROVED BY LA COUNTY'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL CONFIRM ALL AREAS REQUIRING MODIFICATION WITH LA COUNTY'S AUTHORIZED REPRESENTATIVE PRIOR TO BIDDING WORK AND PRIOR TO COMMENCING WORK.

5. CONTRACTOR SHALL ADJUST AND CAP OFF EXISTING ADJACENT IRRIGATION SYSTEM AS REQUIRED. SYSTEM SHALL PROVIDE COMPLETE 100% HEAD TO HEAD COVERAGE IN ALL AREAS AS APPROVED BY LA COUNTY'S AUTHORIZED REPRESENTATIVE. ALL LAYOUT SHALL BE CONFIRMED WITH LA COUNTY'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

6. CONTRACTOR SHALL REFER TO CORRESPONDING ON-SITE WATER AND SEWER PLAN FOR UNDERLYING WATERLINES, EASEMENTS, AND OTHER RELATED EQUIPMENT. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS IN FIELD WITH AUTHORIZED REPRESENTATIVE AND RELATED UTILITY COMPANIES PRIOR TO COMMENCING WORK.

7. CONTRACTOR SHALL MEET WITH LA COUNTY DEPT. OF BEACHES AND HARBORS AUTHORIZED REPRESENTATIVE PRIOR TO BEGINNING DEMOLITION OR ANY OTHER WORK, AND WALK SITE TO LOCATE EXISTING CONTROLLER AND LINES AND OTHER IRRIGATION TO BE PROTECTED IN PLACE.

8. CONTRACTOR SHALL PROVIDE FOR THE IRRIGATION OF EXISTING PLANT MATERIAL THROUGHOUT THE CONSTRUCTION PROCESS. ANY DAMAGE DUE TO CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY TO PREVENT ANY LAPSE IN IRRIGATION OF THE EXISTING PLANT MATERIAL. ANY PLANT MATERIAL AND/OR IRRIGATION DAMAGED AS PART OF CONSTRUCTION SHALL BE REPAIRED TO A LIKE NEW CONDITION AS PART OF CONTRACT.

9. ANY EXISTING IRRIGATION CONTROL VALVES CONNECTED TO THE EXISTING CONTROLLER SHALL BE RECONNECTED TO THE EXISTING CONTROLLER. CONFIRM PROPER CONTROLLER OPERATION AND INSTALLATION WITH LA COUNTY DEPT. OF BEACHES AND HARBORS AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK AND UPON COMPLETION OF WORK.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE ADJUSTMENT/MODIFICATION OF EXISTING IRRIGATION SYSTEM WITHIN THIS AND OTHER AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS. ALL LAYOUT SHALL BE CONFIRMED WITH LA COUNTY DEPT. OF BEACHES AND HARBORS AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

11. NO DISRUPTION OF THE EXISTING IRRIGATION SYSTEMS WATERING WILL BE ALLOWED DURING CONSTRUCTION. ALL ADJACENT SYSTEMS SHALL MAINTAIN AUTOMATIC PROGRAMMED WATERING SCHEDULES THROUGHOUT CONSTRUCTION.

GENERAL GEOTECHNICAL NOTES

1. BASED ON THE RESULTS OF OUR INVESTIGATION, IT IS OUR OPINION THAT FROM A GEOTECHNICAL VIEWPOINT, IT IS FEASIBLE TO DEVELOP THE SITE AS PROPOSED. THE DENSE SANDS ENCOUNTERED AT RELATIVELY SHALLOW DEPTHS THROUGHOUT THE SITE PRESENT RELATIVELY FAVORABLE FOUNDATION SUPPORT CONDITIONS FOR THE PROPOSED IMPROVEMENTS.

2. THE CONSTRUCTION AREA SHOULD BE CLEARED OF ANY PAVEMENT, FLATWORK, RETAINING WALLS, STRUCTURES, VEGETATION, TRASH AND DEBRIS, PRIOR TO COMMENCEMENT OF THE EARTHWORK. ANY SUBTERRANEAN INSTALLATIONS NOT TO BE PRESERVED, SUCH AS PIPES, UTILITY COLLECTORS, TANKS, OLDER FOUNDATIONS, ETC., SHOULD BE ABANDONED AND REMOVED PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND IN ACCORDANCE WITH APPLICABLE REGULATIONS. ALL UNDOCUMENTED FILLS AND DISTURBED SOILS SHOULD BE REMOVED.

3. NEW RAMP AND ASSOCIATED RETAINING WALLS. FOUNDATION AREAS FOR THE RETAINING WALLS AND THE RAMP PATH SHOULD BE OVEREXCAVATED 1 FOOT BELOW THE FOUNDATION SUBGRADE, OR TO COMPETENT NATIVE SOILS, WHICHEVER IS DEEPER. WHENEVER PRACTICAL, THE EXCAVATION SHOULD EXTEND A HORIZONTAL DISTANCE OF AT LEAST 1 FOOT BEYOND THE OUTSIDE PERIMETER OF THE RAMP FOOTPRINT.

4. DISTURBED SOILS AT STRUCTURAL AND NON-STRUCTURAL AREAS WILL LIKELY OCCUR AFTER DEMOLITION OF EXISTING SITE IMPROVEMENTS, NAMELY THE EXISTING RAMP AND THE ASSOCIATED RETAINING WALL. THESE SOILS SHOULD BE OVEREXCAVATED AND RECOMPACTED TO THE TOTAL DEPTH OF THE DISTURBED MATERIAL. THE SLOPE SHOULD THEN BE REBUILT AS INDICATED IN THE REBUILDING THE SLOPE AFTER REMOVAL OF EXISTING RAMP SECTION OF THIS REPORT.

5. THE EXPOSED OVEREXCAVATION SUBGRADE SHOULD BE PROBED AND ACCEPTED BY THE GEOTECHNICAL ENGINEER. THE SOILS SHOULD BE SCARIFIED, THOROUGHLY WETTED FOR AT LEAST 24 HOURS AND RECOMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION PER ASTM D1557. THIS IS INTENDED TO MITIGATE NEAR SURFACE COLLAPSE POTENTIAL OF THE SUBGRADE SOILS.

6. LOOSE AND/OR UNSTABLE SOILS WITHIN THE CONSTRUCTION FOOTPRINT SHOULD BE OVEREXCAVATED AND RECOMPACTED. HOWEVER, IF SUCH ZONES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT PRACTICAL TO BE EXCAVATED AND PROCESSED, THE GEOTECHNICAL ENGINEER SHOULD PROVIDE APPROPRIATE MITIGATION RECOMMENDATIONS.

7. ALL FILL PLACEMENT ASSOCIATED WITH THE REPLACEMENT OF OVEREXCAVATED SOILS OR TO ACHIEVE FINISH SUBGRADE SHOULD BE MOISTURE-CONDITIONED TO AT LEAST 120 PERCENT OF OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 93 PERCENT RELATIVE COMPACTION (ASTM D1557). FILL PLACED TO ACHIEVE FINISH GRADE BEHIND RETAINING WALLS OR UTILITY TRENCH BACKFILL SHOULD BE MOISTURE-CONDITIONED AT LEAST WET OF THE OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION (ASTM D1557). THE UPPER 1 FOOT OF SOILS BELOW ANY FLATWORK SHOULD BE COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION. FILL SHOULD BE PLACED IN HORIZONTAL LIFTS NOT MORE THAN 8 INCHES IN LOOSE, UNCOMPACTED THICKNESS.

8. EXCAVATED ON-SITE SOILS MAY BE RE-USED AS COMPACTED FILL, PROVIDED THEY ARE FREE OF ORGANICS, DELETERIOUS MATERIALS, DEBRIS, AND PARTICLES OVER 3 INCHES IN LARGEST DIMENSION. LOCALLY, PARTICLES UP TO 6 INCHES IN LARGEST DIMENSION MAY BE INCORPORATED IN THE FILL SOILS DURING GRADING BASED ON SPECIFIC APPROVAL AND PLACEMENT RECOMMENDATIONS PROVIDED BY THE GEOTECHNICAL ENGINEER.

9. UNSURCHARGED EXCAVATIONS COULD BE SLOPED BACK AT AN INCLINATION OF 1.5(H):1(V) OR FLATTER. HOWEVER, BECAUSE OF THE NEED TO EXCAVATE INTO THE EXISTING 2(H):1(V) AND STEEPER SLOPES, SLOPED EXCAVATION IS NOT EXPECTED TO BE PRACTICAL AND SHORING OR SLOPE REINFORCEMENT WILL BE NECESSARY AS RECOMMENDED BELOW.

10. STOCKPILED MATERIALS SHOULD BE PLACED NO CLOSER THAN 5 FEET FROM THE EDGE OF THE SLOPED EXCAVATION. NO SPOILS SHOULD BE PLACED ON THE UPSLOPE SIDE OF ANY EXCAVATION. A GREATER SETBACK MAY BE NECESSARY WHEN CONSIDERING SURCHARGE LOADS FROM EQUIPMENT SUCH AS HEAVY VEHICLES, CONCRETE TRUCKS AND CRANES. TETRA TECH SHOULD BE ADVISED OF SUCH HEAVY LOADINGS SO THAT SPECIFIC SETBACK REQUIREMENTS CAN BE ESTABLISHED. ALTERNATIVELY, A SHORING SYSTEM MAY BE DESIGNED TO ALLOW REDUCTION IN THE SETBACK DISTANCE.

11. IN ORDER TO MINIMIZE THE EXTENT OF EXCAVATION FOR THE FOUNDATION SUBGRADE FOR THE RETAINING WALL AND THE RAMP, THE EXISTING SLOPE ABOVE THE PROPOSED EXCAVATION MAY BE STABILIZED BY PUSH PLATE PILE SYSTEM. THIS PROPRIETARY SYSTEM IS DESIGN-BUILD BY THE SPECIALTY CONTRACTOR.

12. CONTRACTOR TO REVIEW "GEOTECHNICAL DESIGN REPORT AVENUE A AND ESPLANADE" REDONDO BEACH, CA DATED MAY 30, 2023. GEOTECHNICAL DESIGN AND CONSTRUCTION RECOMMENDATIONS APPLY.

SPECIAL CONDITIONS

1. CONTRACTOR MUST SUBMIT TO LA COUNTY'S BUILDING DEPARTMENT AND WATER DEPARTMENT SEPARATE APPLICATIONS AND MUST OBTAIN SEPARATE PERMITS FOR SIGNS, FENCES, AND RETAINING WALLS. HEALTH AND WATER DEPARTMENT APPROVALS ARE REQUIRED FOR BACKFLOW PREVENTER AND DRINKING FOUNTAIN.

2. LA COUNTY TO PAY FOR ALL PERMITS. CONTRACTOR TO PULL ALL PERMITS AND OBTAIN APPROVALS FOR INSTALLATION/CONSTRUCTION.

3. SITE SECURITY - TO INCLUDE 6' CHAIN LINK FENCE AROUND ALL WORK AREAS. NO TRESPASSING AND APPLICABLE CODE REFERENCES TO BE POSTED ON ALL FENCE ENCLOSURES.

4. CONTRACTOR SHALL SUPPLY AND IMPLEMENT ALL BMP REQUIREMENTS DURING ENTIRE CONSTRUCTION DURATION.

5. CONTRACTOR SHALL SCHEDULE AND COORDINATE CONSTRUCTION AND DEMOLITION/REMOVAL WITH THE COUNTY AND CITY.

STRUCTURAL OBSERVATION

DURING CONSTRUCTION, INTERMITTENT STRUCTURAL OBSERVATIONS SHALL BE PERFORMED BUY A LICENSED CIVIL/STRUCTURAL ENGINEER AT VARIOUS STAGES DURING CONSTRUCTION, AS FOLLOWS:
1. DURING PLATE PILE DRIVING.

SPECIAL DEPUTY INSPECTIONS

THE FOLLOWING ITEMS WILL REQUIRE "SPECIAL INSPECTION" PRIOR TO FINAL INSTALLATION AND ACCEPTANCE OF WORK:

1. GRADING / COMPACTION
2. PLATE PILE INSTALLATION
3. RETAINING WALL FOOTING EXCAVATION AND COMPACTION
4. CONCRETE
5. REINFORCING STEEL

CONTRACTOR SHALL NOTIFY THE COUNTY PRIOR TO START OF INSTALLATION OF THESE ITEMS TO PERMIT EXECUTION OF THE REQUIRED "SPECIAL INSPECTIONS".

TETRA TECH
www.tetratech.com
17885 VON KARMAN AVE #500,
IRVINE, CA 92614
PHONE: (949) 809-5000

REVISIONS

No.	DATE	SHEET	APPROVAL	DESCRIPTION

AS-BUILT: REF.

DESIGNED BY: RAFAEL HOLCOMBE
DRAWN BY: JONATHAN GOBER

REGISTERED PROFESSIONAL ENGINEER
RAFAEL J. HOLCOMBE
No. 24848
CIVIL
STATE OF CALIFORNIA

REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
GENERAL NOTES (1 OF 2)

GRAPHIC SCALE: 40' 20' 0 20' 40' (1" = 20')

PAGE

FIELD BOOK

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STRUCTURAL OBSERVATIONS

DURING CONSTRUCTION, INTERMITTENT STRUCTURAL OBSERVATIONS SHALL BE PERFORMED BY A LICENSED CIVIL/STRUCTURAL ENGINEER AT VARIOUS STAGES DURING CONSTRUCTION, AS FOLLOWS:

PLATE PILE INSTALLATION
CONSTRUCTION OF RETAINING WALLS.

DESIGN CRITERIA

THE FOLLOWING DESIGN PARAMETERS HAVE BEEN USED IN THE DESIGN OF THE STRUCTURAL, AND WHERE APPLICABLE, NON-STRUCTURAL SYSTEMS REPRESENTED IN THESE DRAWINGS.

A. CODE OF RECORD: 2022 CBC, AND AUTHORITY HAVING JURISDICTION: LA COUNTY BUILDING AND SAFETY
B. BUILDING RISK CATEGORY: II
C. WIND DESIGN PARAMETERS:
   - BASIC WIND SPEED (V) MPH (3 SEC. GUST): 110 MPH
   - EXPOSURE CATEGORY: C
D. SEISMIC DESIGN PARAMETERS:
   - SEISMIC SITE CLASS: D
   - SEISMIC IMPORTANCE FACTOR: 1.0
   - SEISMIC DESIGN CATEGORY: II

REFER TO "GEOTECHNICAL DESIGN REPORT - AVENUE A ADA RAMP", DATED MAY 30, 2023.

ASTM DESIGNATIONS, ICC REPORT REFERENCES, AND ALL STANDARDS AND REFERENCED DOCUMENTS SHALL REFER TO THE LATEST EDITIONS AND/OR AMENDMENTS AS ADOPTED BY THE CODE OF RECORD.

REINFORCING STEEL

1. ALL ARRANGEMENT AND DETAILING OF REINFORCING STEEL, INCLUDING BAR SUPPORTS AND SPACERS, SHALL BE IN ACCORDANCE WITH THE LATEST ACI 318 DETAILING MANUAL.

ACCESSIBILITY

1. AN ACCESSIBLE ROUTE OF TRAVEL COMPLYING WITH SECTION 1114B.1.2 SHALL BE PROVIDED. SHOW ACCESSIBLE ROUTE OF TRAVEL BY USE IF AN ARROW FROM PUBLIC WAY/ACCESSIBLE PARKING STALLS TO ADA WALKWAY.
2. IN EXISTING BUILDINGS AND FACILITIES, THE PATH OF TRAVEL (RAMPS, STAIRS, GATES, DOORS, ETC.), PRIMARY ENTRANCE, SANITARY FACILITIES, DRINKING FOUNTAINS, SIGNS, PUBLIC TELEPHONES, AND PARKING SERVING THE AREA OF ALTERATION, STRUCTURAL REPAIRS OR ADDITIONS, MUST COMPLY WITH CURRENT TITLE 24 DISABLED ACCESSIBILITY REQUIREMENTS OF DIVISION I, FOR NEW BUILDINGS . (CBC 1134B.2)
3. THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN ONE UNIT VERTICAL IN 50 UNITS HORIZONTAL (2 PERCENT SLOPE). (1133B.5.3.1)
4. TOP LANDINGS SHALL BE NOT LESS THAN 60 INCHES WIDE AND SHALL HAVE A LENGTH OF NOT LESS THAN 60 INCHES IN THE DIRECTION OF RAMP RUN.
5. ALL RAMP LANDINGS SHALL BE LEVEL WITH MAXIMUM SLOPE IN ANY DIRECTION NOT TO EXCEED ONE UNIT VERTICAL IN 50 UNITS HORIZONTAL (2 PERCENT SLOPE). (1133B.5.4.1, 1102B)
6. HANDRAILS SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND THE TOP AND BOTTOM OF THE RAMP, AND SHALL PARALLEL THE FLOOR OR GROUND SURFACE. (1133B.5.5.1, FIG 11B-27(B) & (C)) LOCATE ON PLANS.
7. STAIR TREADS SHALL BE NO LESS THAN 11 INCHES DEEP, MEASURED FROM RISER TO RISER. (CBC 1133B.4.5)
8. STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. RISERS SHALL BE SOLID. (CBC 1133B.4.5)
9. EXTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. SEE FIGURE 11B-35. THE STRIPE SHALL BE A MINIMUM OF 2 INCHES WIDE TO A MAXIMUM OF 4 INCHES WIDE PLACED PARALLEL TO AND NOT MORE THAN 1 INCH FROM THE NOSE OF THE STEP OR UPPER APPROACH AND SHALL EXTEND THE FULL WIDTH OF THE STEP. (CBC 1133B.4.4)
10. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT. WEATHER EXPOSED STAIRS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON THE WALKING SURFACES. TREADS SHALL HAVE SMOOTH, ROUNDED, OR BEVELED EXPOSED EDGES. (1133B.4.5.1, FIG 11B-35)
11. RISERS SHALL BE SOLID AND SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL.
12. THE RADIUS OF CURVATURE AT THE LEADING EDGE (NOSING) OF THE TREAD SHALL BE NO GREATER THAN ½ INCH BEVELING OF NOSINGS SHALL NOT EXCEED ½ INCH. NOSINGS SHALL NOT PROJECT MORE THAN 1 ¼ INCHES PAST THE FACE OF THE RISER BELOW. NOSINGS THAT PROJECT BEYOND RISERS SHALL HAVE THE UNDERSIDE OF THE LEADING EDGE BEVELED AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. THE TRANSITION FROM THE NOSING TO THE RISER SHALL BE FREE OF ABRUPT EDGES. ALL PROJECTIONS SHALL BE OF UNIFORM SIZE, INCLUDING NOSINGS AT LANDINGS. (1133B.4.5.3, FIG 11B-35(C))
13. STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE. HANDRAILS SHALL BE CONTINUOUS ALONG BOTH SIDES OF THE STAIRWAY. INTERMEDIATE HANDRAILS SHALL BE PROVIDED AS REQUIRED IN SECTION 1012.8. (1133B.4.1.1)
14. THE TOP OF HANDRAIL GRIPPING SURFACE SHELL BE MOUNTED 34 TO 38 INCHES ABOVE THE NOSING OF THE (1133B.4.2.1, FIG 11B-35)
15. HANDRAILS SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE TOP NOSING AND 12 INCHES PLUS THE TREAD WIDTH BEYOND THE BOTTOM NOSING AND ENDS SHALL BE RETURNED OR TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.(1133B.4.2.2, 1133B4.2.3, FIG 11B-35 & 37)
16. THE HANDGRIP 'PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 ¼ INCHES OR MORE THAN 1 ½ INCHES INCROSS-SECTIONAL NOMINAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. GRIPPING SURFACES (TOP OR SIDES) SHALL BE UNINTERRUPTED BY NEWEL POSTS, OTHER CONSTRUCTION ELEMENTS, OR OBSTRUCTIONS. ANY WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH. (1133B.4.2.6, FIG 11B-36)
17. THE ORIENTATION OF AT LEAST ONE HANDRAIL SHALL BE IN THE DIRECTION OF THE RUN OF THE STAIR AND PERPENDICULAR TO THE DIRECTION OF THE STAIR NOSING, AND SHALL NOT REDUCE THE MINIMUM REQUIRED WIDTH OF STAIRS. (1133B.4.2.4)
18. INTERSECTING RAILINGS AND SPACE BETWEEN RAILINGS AND WALLS SHALL NOT EXCEED 4".

REINFORCING CONCRETE

1. ALL REINFORCING STEEL (REBAR) SHALL BE DEFORMED EPOXY COATED REINFORCING BAR AND SHALL CONFORM TO ASTM A775, GRADE 60 (#3 REBAR OR LARGER), ASTM A884, GRADE 65 WELDED WIRE FABRIC SHEETS.
2. DETAIL ALL REINFORCING BARS IN ACCORDANCE WITH ACI 318.
3. PROVIDE 3 INCHES OF CONCRETE COVERAGE U.O.N.
4. ALL EXPOSED CORNERS SHALL HAVE A ¾" CHAMFER U.O.N.
5. ALL C.I.P. CONCRETE WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS.
6. ALL ARRANGEMENT AND DETAILING OF REINFORCING STEEL, INCLUDING BAR SUPPORTS AND SPACERS, SHALL BE IN ACCORDANCE WITH THE LATEST ACI 318 DETAILING MANUAL.
7. SEE TECHNICAL SPECIFICATION SECTION 03 33 00 CAST-IN-PLACE CONCRETE FOR REINFORCEMENT REQUIREMENTS.

EXISTING CONSTRUCTION

THE EXISTING CONSTRUCTION INDICATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL EXERCISE CAUTION DURING PLATE PILE DRIVING TO PREVENT MOVEMENT OF ADJACENT MATERIAL.

SURVEY

LAND SURVEYING MONUMENTS SHOWN ON THE PLAN SET AND/OR FOUND WITHIN THE LIMITS OF DEMOLITION/CONSTRUCTION MUST BE LOCATED, DESCRIBED AND A RECORD FILED WITH THE COUNTY SURVEYOR. A COPY OF DOCUMENTS SUBMITTED WILL BE PROVIDED TO THE CITY OF LONG BEACH, ATTENTION TO THE CITY SURVEYOR. UPON COMPLETION OF CONSTRUCTION, EACH MONUMENT SHOWN AND/OR FOUND MUST BE REPLACED IN KIND OR WITH SUITABLE, TAGGED, DURABLE MONUMENT (CA. BUS. & PROF. CODE SEC. 8771 & 8772).

WHERE POSSIBLE, THE SURVEY MONUMENTS AND BENCHMARKS DESCRIBED HEREIN WILL BE PROTECTED IN PLACE. PRIOR TO REMOVAL, ALL MONUMENTS AND BENCHMARKS WHICH WILL BE DISTURBED, CONSTRUCTED OR MODIFIED, SHALL BE LOCATED AND REFERENCED, BY OR UNDER THE DIRECTION OF A PERSON AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA, WITH A CORNER RECORD (A VERTICAL CORNER RECORD FOR BENCHMARKS) OR RECORD OF SURVEY, TO BE FILED WITH THE COUNTY SURVEYOR. A COPY OF THE RECORD TO BE SUBMITTED TO THE COUNTY SURVEYOR MUST BE PROVIDED TO THE LONG BEACH CITY SURVEYOR, FOR REVIEW AND FILING.

UPON COMPLETION OF THE IMPROVEMENTS, THE MONUMENTS WHICH WERE DESTROYED, DAMAGED, COVERED, MODIFIED OR OTHERWISE OBLITERATED, SHALL BE REPLACED AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE FILED WITH THE COUNTY SURVEYOR AND A COPY PROVIDED TO THE LONG BEACH CITY SURVEYOR FOR REVIEW AND INDEXING.

DEMOLITION

1. TAKE ALL NECESSARY PRECAUTIONS TO CONTAIN THE DEMOLITION WITHIN LIMITS OF THE WORK AND PREVENT DAMAGE TO THE EXISTING STRUCTURES. SUPPLY AND INSTALL FLOATING DEBRIS BOOMS IN PLACE AND OTHER APPROVED CONTAINMENT STRUCTURES PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORK. REMOVE MATERIALS THAT FALL INTO THE WATER IN AN ON-GOING BASIS.
2. ANY DAMAGE INCURRED IN THE EXECUTION OF THIS CONTRACT TO ANY PART OF THE PROPERTY, STRUCTURES, OR UTILITIES NOT SPECIFICALLY DESIGNATED FOR DEMOLITION SHALL BE REPAIRED, REPLACED, AND/OR RECONSTRUCTED BY THE CONTRACTOR, AT ITS OWN EXPENSE, TO THE PRE-DISTURBED CONDITIONS OR BETTER.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR FIELD VERIFICATION AND DETERMINATIONS OF STRUCTURAL CAPACITY OF THE EXISTING STRUCTURES FOR THE ANTICIPATED LOADS OF THE CONSTRUCTION EQUIPMENT AND OPERATIONS TO BE USED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY SIGNIFICANT DISCREPANCIES FROM CONDITIONS SHOWN ON THE DRAWINGS.
4. COMPLETELY REMOVE AND DISPOSE OF ALL DEMOLISHED MATERIAL EXCEPT AS NOTED FOR RE-USE OR TO BE TURNED OVER TO THE CITY. REMOVAL, HANDLING AND DISPOSAL OF ALL DEMOLITION MATERIALS SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND PERMIT REQUIREMENTS.
5. CONTRACTOR SHALL REFER TO PLANS FOR ADDITIONAL INFORMATION AND SCOPE OF DEMOLITION.

GROUT

1. GROUT SHALL BE A PEA GRAVEL CONCRETE MIX WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. WHERE GROUT IS PLACED BELOW WATER, IT SHALL USE A TREMIE METHOD AND THE CONCRETE SHALL HAVE AN ANTI-WASHOUT ADMIXTURE

GUARDRAIL

1. COORDINATE PLACEMENT OF GUARDRAIL POST BLOCKOUTS WITH GUARDRAIL FABRICATOR PRIOR TO PLACING CONCRETE.
2. SUBMIT GUARDRAIL CALCULATIONS AND SHOP DRAWINGS APPROVAL BY ENGINEER.
3. CONSTRUCT GUARDRAIL OF S.S.316.

REVISIONS

No.	DATE	SHEET	APPROVAL	DESCRIPTION

AS-BUILT:

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REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
GENERAL NOTES (2 OF 2)

GRAPHIC SCALE: 40' 20' 0 20' 1" = 20'

PAGE

FIELD BOOK

DRAWING REF. G-2

SHEET 03 OF 37

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PLACEHOLDER FOR PERMIT REQUIREMENTS

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PERMIT PLACEHOLDER

GRAPHIC SCALE
20' 10' 0 20' 40'
1" = 20'

FIELD BOOK | PAGE

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G-3

SHEET
04 OF 37

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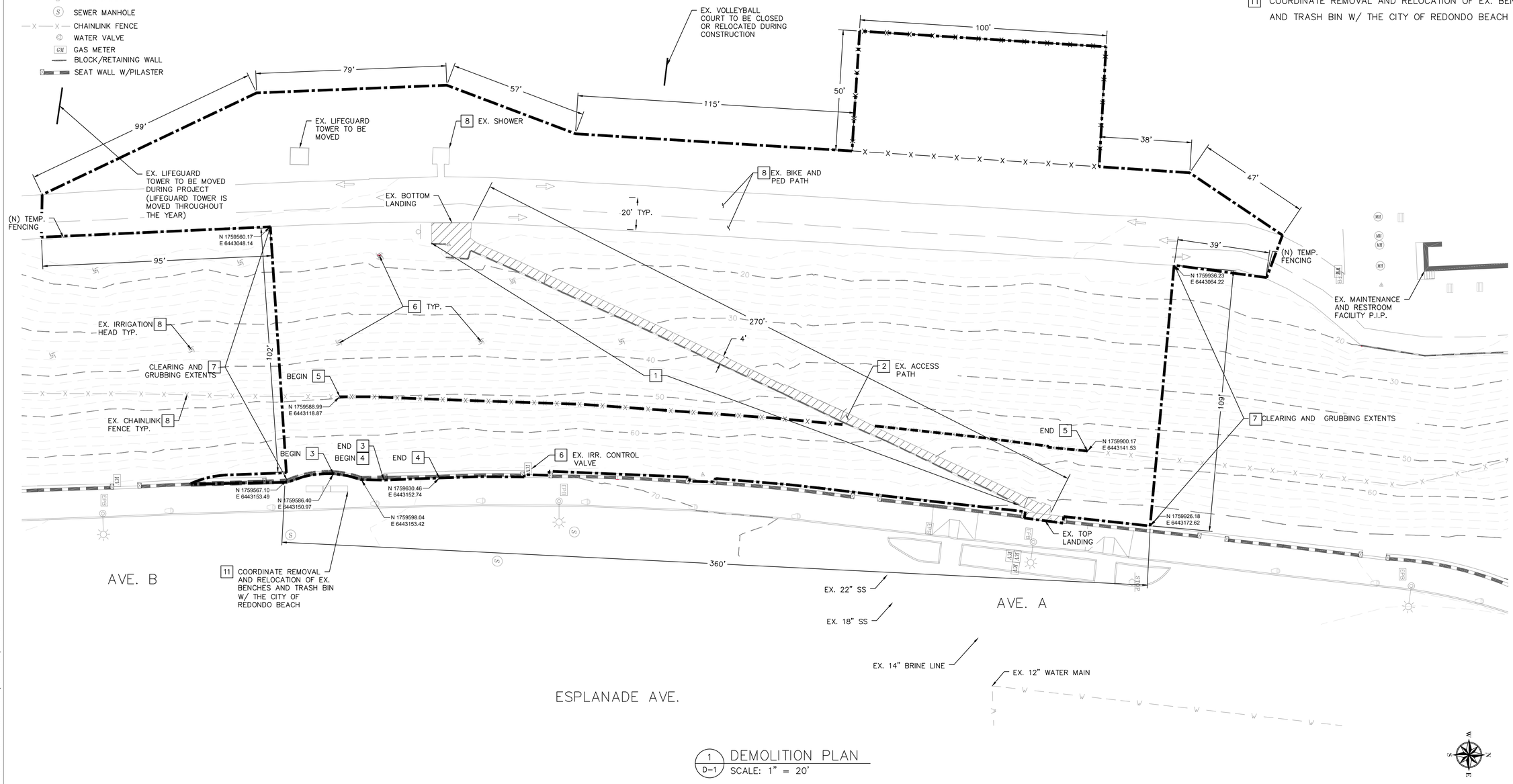
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LEGEND

- DIRECTION ARROW
- BIKE PATH
- ELETRIC PULL BOX (EPB)
- WATER METER (WM)
- MANHOLE (MH)
- GRATE
- SIGN
- IRRIGATION HEAD
- LIGHT POLE
- PARKING METER
- SEWER MANHOLE (S)
- CHAINLINK FENCE
- WATER VALVE
- GAS METER (GM)
- BLOCK/RETAINING WALL
- SEAT WALL W/PILASTER
- DEMO PCC
- CLEARING AND GRUBBING
- TEMP. BIKE PATH/CONTRACTOR STAGING AREA
- PROJECT LIMITS

DEMOLITION NOTES:

1. REMOVE EX. CMU BLOCK WALL AND FOUNDATION
2. REMOVE EX. PCC ACCESS PATH
3. REMOVE EX. PCC CURB
4. REMOVE EX. MASONRY SEAT WALL AND FOUNDATION
5. REMOVE EX. CHAINLINK FENCE
6. REMOVE EX. IRRIGATION
7. CLEAR AND GRUB EX. BLUFF
8. PROTECT-IN-PLACE
11. COORDINATE REMOVAL AND RELOCATION OF EX. BENCHES AND TRASH BIN W/ THE CITY OF REDONDO BEACH



1 / D-1 DEMOLITION PLAN
SCALE: 1" = 20'

REVISIONS				
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REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
DEMOLITION PLAN

GRAPHIC SCALE: 1" = 20'

PAGE

FIELD BOOK

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SHEET 05 OF 37

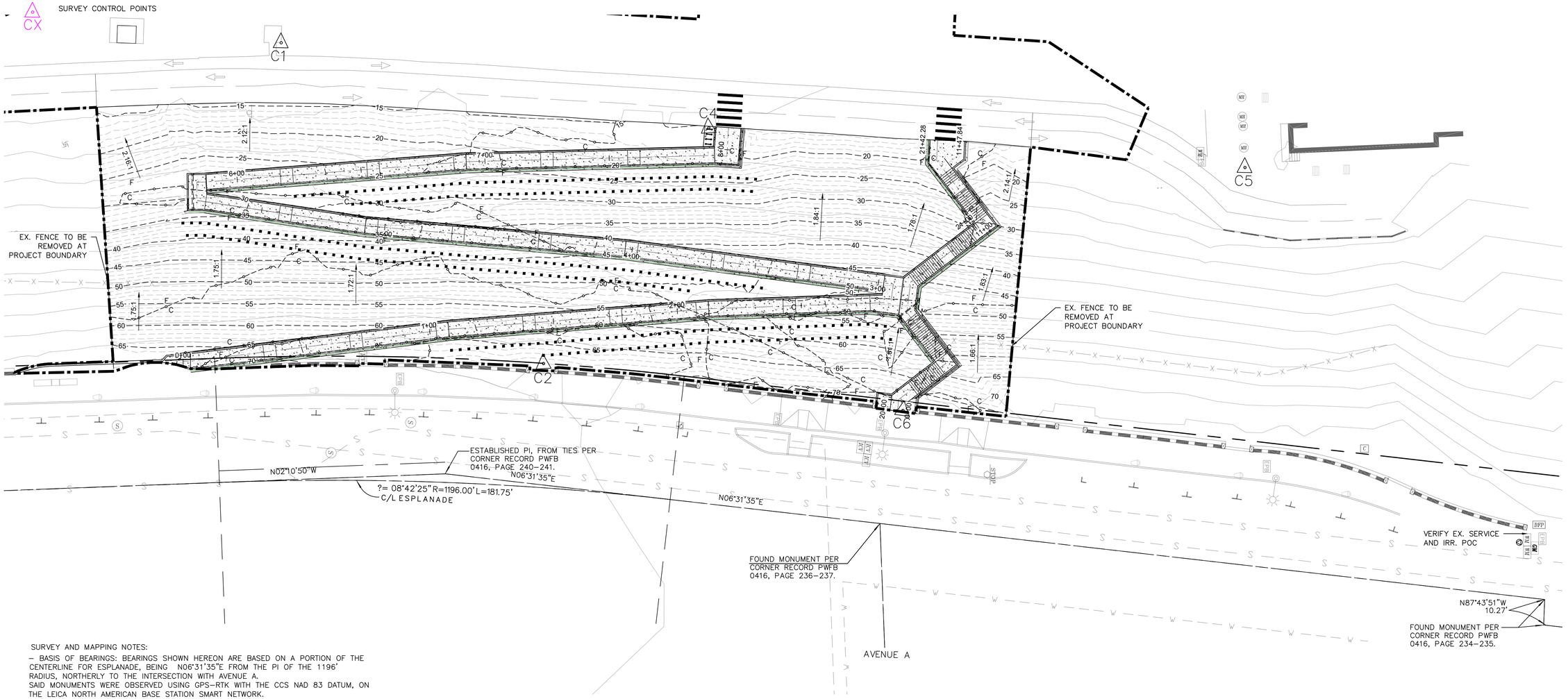
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LEGEND

- DIRECTION ARROW
- BIKE PATH
- ELETRIC PULL BOX
- WATER METER
- MANHOLE
- GRATE
- SIGN
- IRRIGATION HEAD
- LIGHT POLE
- PARKING METER
- SEWER MANHOLE
- CHAINLINK FENCE
- WATER VALVE
- GAS METER
- BLOCK/RETAINING WALL
- SEAT WALL W/PILASTER
- (N) BOLLARD LIGHTING
- (N) SRT GEOPIER PILES
- STAIRCASE AND WALKWAY CENTERLINE POINTS
- GEOPIER POINTS – SEE SHEET C-6 FOR POINT TABLE
- SURVEY CONTROL POINTS



SURVEY AND MAPPING NOTES:

– BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON A PORTION OF THE CENTERLINE FOR ESPLANADE, BEING N06°31'35"E FROM THE PI OF THE 1196' RADIUS, NORTHERLY TO THE INTERSECTION WITH AVENUE A. SAID MONUMENTS WERE OBSERVED USING GPS–RTK WITH THE CCS NAD 83 DATUM, ON THE LEICA NORTH AMERICAN BASE STATION SMART NETWORK.

– BASIS OF COORDINATES: STATION CAPE–SAN PEDRO, CA. – RTCM ID# 3261 NAD83 EPOCH 2021.750 LATITUDE 33°44'47.64"N, LONGITUDE 118°16'48.20"W; CALIFORNIA ZONE V, N 1730270.410, E 6476524.201.

– BENCH MARK : LOS ANGELES COUNTY BENCH MARK NUMBER QY8369 ELEVATION=71.348 NAVD88 (FT) DATUM, QUAD YEAR 2013 USC & GS BR DISC MON FL 12FT W/O W'LY CF ESPLANADE 47FT W/O C/L & 11FT N/O C/L PROD AVE A MKD (REDONDO 1972) {SIC}

– THIS TOPOGRAPHIC SURVEY WAS DONE WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENT(S) OF TITLE AND OTHER ENCUMBRANCES MAY EXIST. A CURRENT TITLE SEARCH OF THE SUBJECT PROPERTY WOULD DISCLOSE SUCH INSTRUMENT(S) OF RECORD.

1 / V-1 SURVEY CONTROL PLAN
SCALE: 1" = 20'

CONTROL POINTS:

Point	Northing	Easting	Elevation	Description
C1	1759634.7821	6443022.3864	14.05	EX. LIFEGUARD TOWER TO BE REMOVED
C2	1759740.1503	6443151.3567	69.01	TOP SLOPE ACCROSS PARKING METER #19013
C4	1759806.6501	6443056.4126	15.52	BOTTOM SLOPE @ BIKE RACK
C5	1760022.3860	6443072.4064	17.72	SET+ @ SE CORNER RESTROOM
C6	1759884.7988	6443170.2584	71.348	USC&GS BRASS DISK BENCH MARK @ TOP RAMP. LA COUNTY # QY8369

REVISIONS

No.	DATE	SHEET	APPROVAL	DESCRIPTION

AS-BUILT: REF.

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REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
SURVEY CONTROL PLAN

GRAPHIC SCALE: 1" = 20'

PAGE

FIELD BOOK

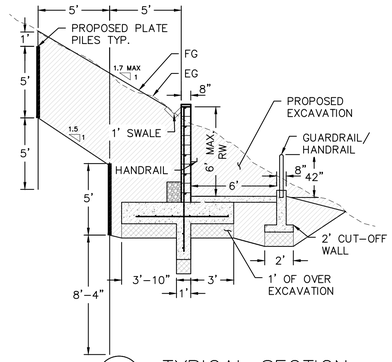
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SHEET 06 OF 37

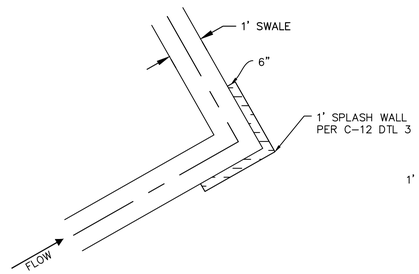
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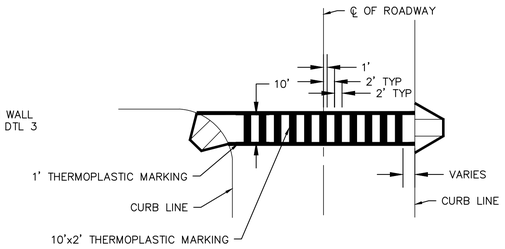
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A-A / C-1 TYPICAL SECTION
SCALE: 1" = 5'



2 / C-1 SWALE SECTION
SCALE: 1" = 2'



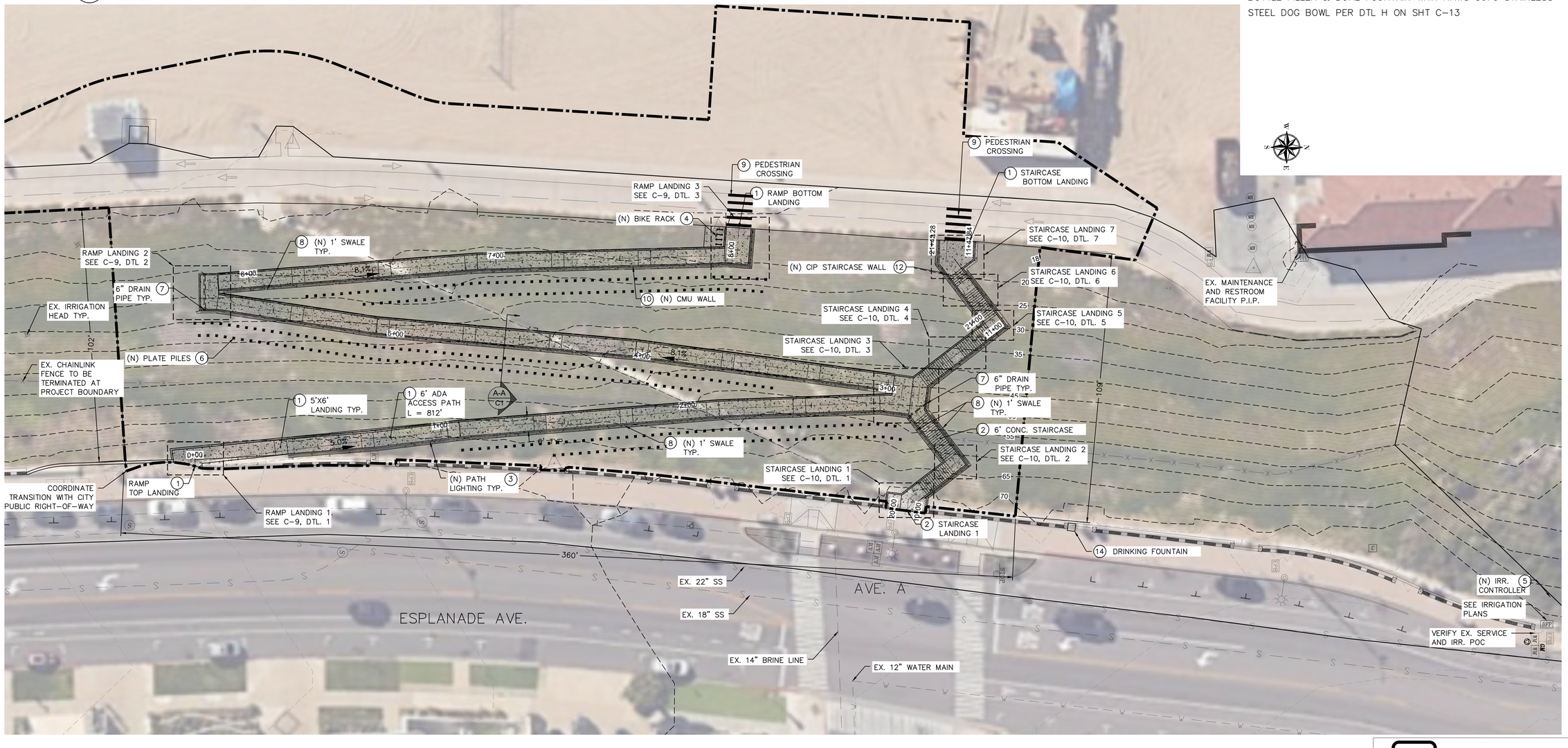
3 / C-1 PEDESTRIAN CROSSING
SCALE: 1" = 2'

LEGEND

- DIRECTION ARROW
- BIKE PATH
- ELETRIC PULL BOX
- WATER METER
- MANHOLE
- GRATE
- IRRIGATION HEAD
- LIGHT POLE
- PARKING METER
- SEWER MANHOLE
- CHAINLINK FENCE
- WATER VALVE
- GAS METER
- BLOCK/RETAINING WALL
- SEAT WALL W/PILASTER
- (N) PLATE PILES
- (N) CONCRETE
- PROJECT LIMITS

CONSTRUCTION NOTES:

1. INSTALL 6' WIDE CONC. ADA ACCESS PATH, CMU WALL, AND SWALE PER C-11, DTL. 1
2. INSTALL 6' WIDE CONC. STAIR PER C-12, DTL. 1
3. INSTALL PATH LIGHTING PER ELECTRICAL SHEETS.
4. INSTALL BIKE RACK PER C-11, DTL. 5
5. INSTALL IRR. CONTROLLER, SEE IRRIGATION PLANS
6. INSTALL PLATE PILES PER C-11, DTL. 6
7. INSTALL 6" PVC PIPE PER PLAN AND C-12, DTL. 5
8. INSTALL 1' PCC SWALE PER PLAN AND C-11, DTL. 3
9. INSTALL PEDESTRIAN CROSSING STRIPING PER C-1, DTL. 3
10. INSTALL CMU WALL PER PLAN AND C-11 – C-13 AND C-14
11. INSTALL CIP STAIRCASE WALL PER PLAN AND C-11 – C-13 AND C-15
12. INSTALL GUARDRAIL PER PLAN AND C-11 – C-13
13. INSTALL HANDRAIL PER PLAN AND C-11 – C-13
14. INSTALL STAINLESS STEEL HAWS MODEL 3612F FILTERED BOTTLE FILLER & DUAL FOUNTAIN WITH HAWS 3670 STAINLESS STEEL DOG BOWL PER DTL H ON SHT C-13



1 / C-1 CONSTRUCTION PLAN
SCALE: 1" = 20'

REVISIONS

No.	DATE	SHEET	DESCRIPTION	APPROVAL	REF.

AS-BUILT:

DESIGNED BY: RAFAEL HOLCOMBE
DRAWN BY: JONATHAN GOBER

REGISTERED PROFESSIONAL ENGINEER — RAFAEL J. HOLCOMBE — No. C-[illegible] — CIVIL — STATE OF CALIFORNIA

REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
SITE PLAN

GRAPHIC SCALE: 0 10' 20' 40' (1" = 20')

PAGE

FIELD BOOK

DRAWING REF. C-1

SHEET 07 OF 37

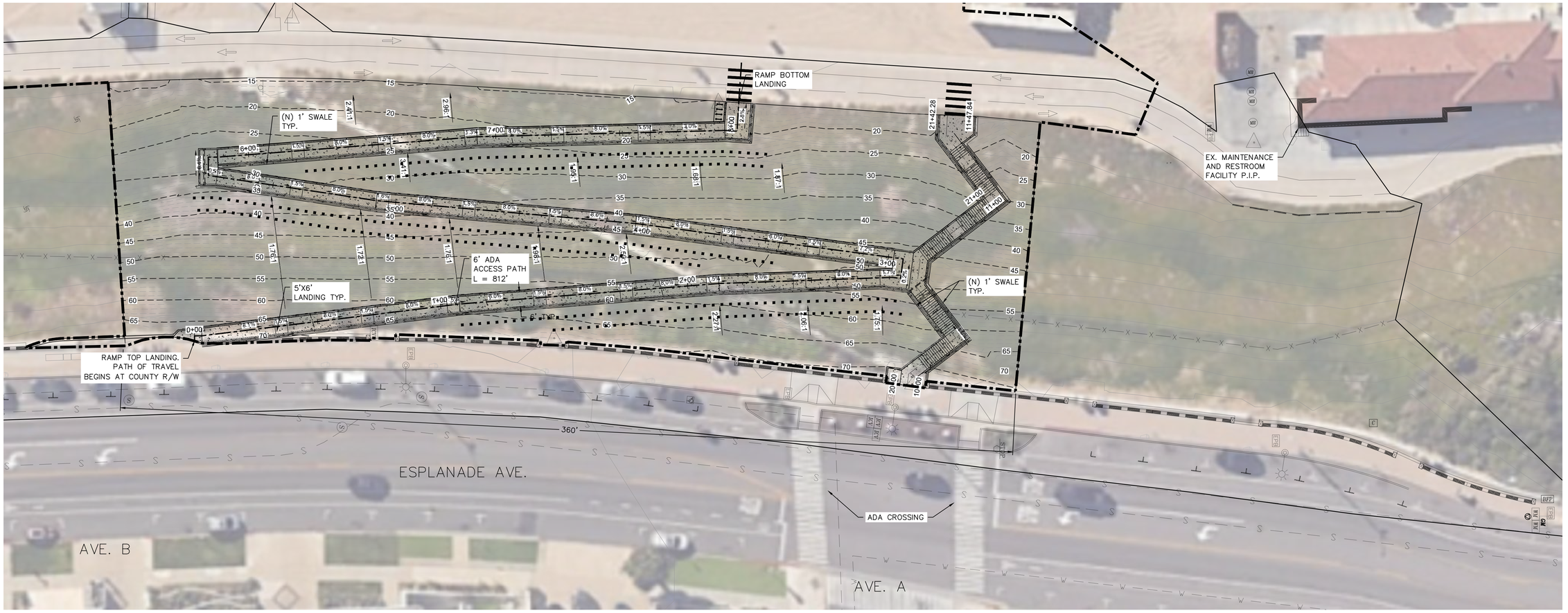
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LEGEND

- DIRECTION ARROW
- BIKE PATH
- ELETRIC PULL BOX
- WATER METER
- MANHOLE
- GRATE
- SIGN
- IRRIGATION HEAD
- LIGHT POLE
- PARKING METER
- SEWER MANHOLE
- CHAINLINK FENCE
- WATER VALVE
- GAS METER
- BLOCK/RETAINING WALL
- SEAT WALL W/PILASTER
- (N) PLATE PILES
- (N) CONCRETE
- ADA PATH OF TRAVEL



1 / C-2 ADA PATH OF TRAVEL PLAN
SCALE: 1" = 20'

NOTE: SEE C-4 AND C-5 FOR LANDING CLEARANCE DIMENSIONS.

REVISIONS

No.	DATE	SHEET	APPROVAL	DESCRIPTION

AS-BUILT: REF.

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REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
ADA PATH OF TRAVEL PLAN

GRAPHIC SCALE 1" = 20'

PAGE

FIELD BOOK

DRAWING REF. C-2

SHEET 08 OF 37

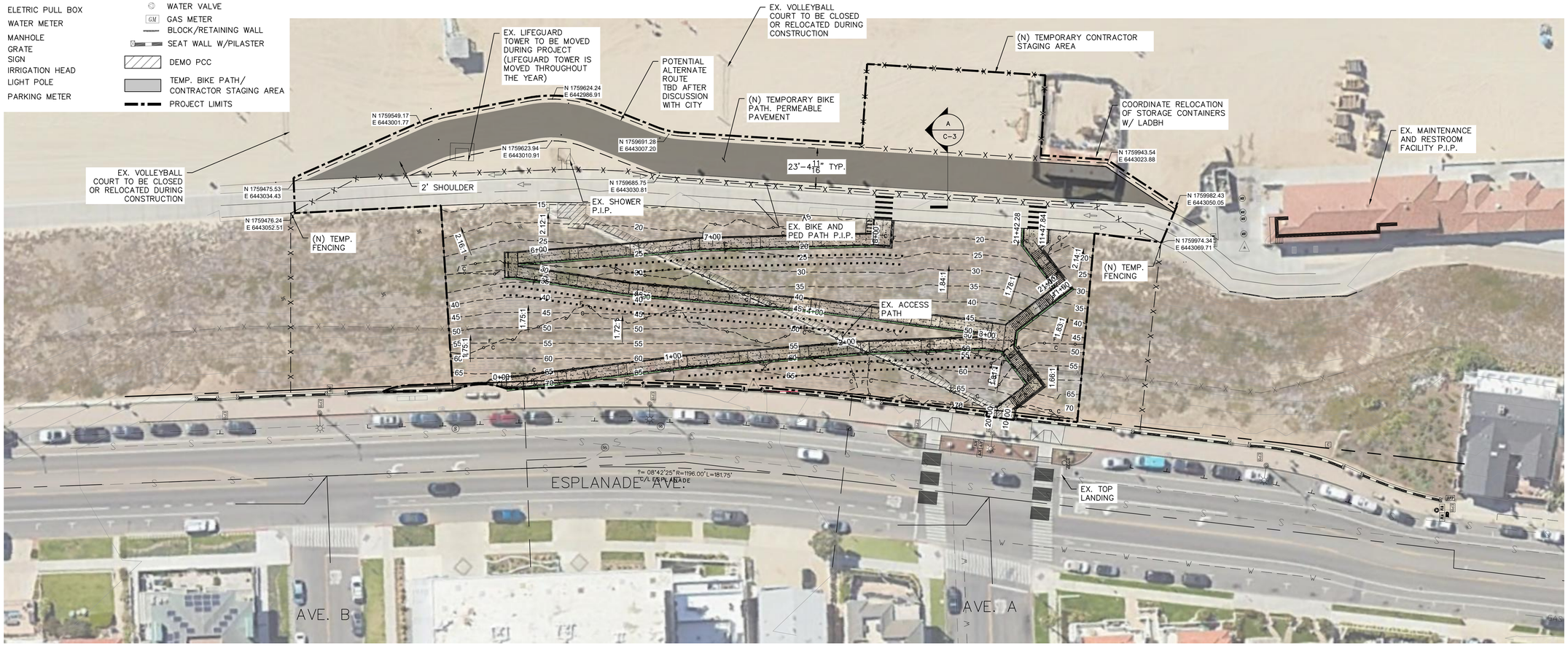
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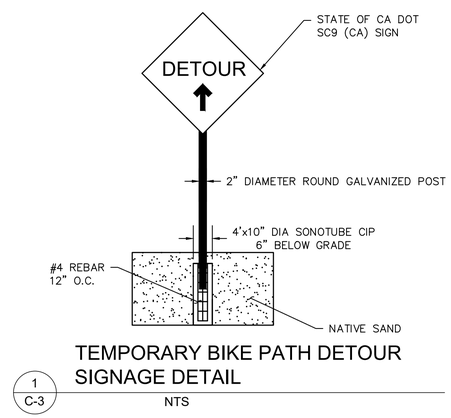
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LEGEND

- DIRECTION ARROW
- BIKE PATH
- ELETRIC PULL BOX
- WATER METER
- MANHOLE
- GRATE
- SIGN
- IRRIGATION HEAD
- LIGHT POLE
- PARKING METER
- SEWER MANHOLE
- TEMPORARY FENCE
- WATER VALVE
- GAS METER
- BLOCK/RETAINING WALL
- SEAT WALL W/PILASTER
- DEMO PCC
- TEMP. BIKE PATH/ CONTRACTOR STAGING AREA
- PROJECT LIMITS





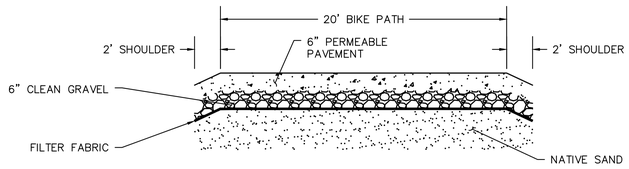
1 / C-3 TEMPORARY BIKE PATH DETOUR SIGNAGE DETAIL

NTS

1 / C-3 TEMPORARY BIKE AND PEDESTRIAN ROUTING PLAN

SCALE: 1" = 20'

NOTES:
1. BEACH SAND IN THE PROJECT AREA MUST BE PROTECTED FROM CONTAMINANTS.
2. PLASTIC SHEETING (POLYETHYLENE) AND DRIP PANS MUST BE PLACED UNDER ALL EQUIPMENT STORED ON THE BEACH.
3. ANY MATERIALS OR CONSTRUCTION SUPPLIES MUST BE STORED ON PALLETS.



A / C-3 SECTION A - TEMPORARY BIKE PATH

NTS

REVISIONS

No.	DATE	SHEET	APPROVAL	DESCRIPTION

AS-BUILT: REF.

DESIGNED BY: RAFAEL HOLCOMBE
DRAWN BY: JONATHAN GOBER

REGISTERED PROFESSIONAL ENGINEER RAFAEL J. HOLCOMBE No. 16148 CIVIL STATE OF CALIFORNIA

REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
TEMPORARY BIKE AND PEDESTRIAN ROUTING PLAN

GRAPHIC SCALE 1" = 20'

PAGE

FIELD BOOK

DRAWING REF. C-3

SHEET 06 OF 37

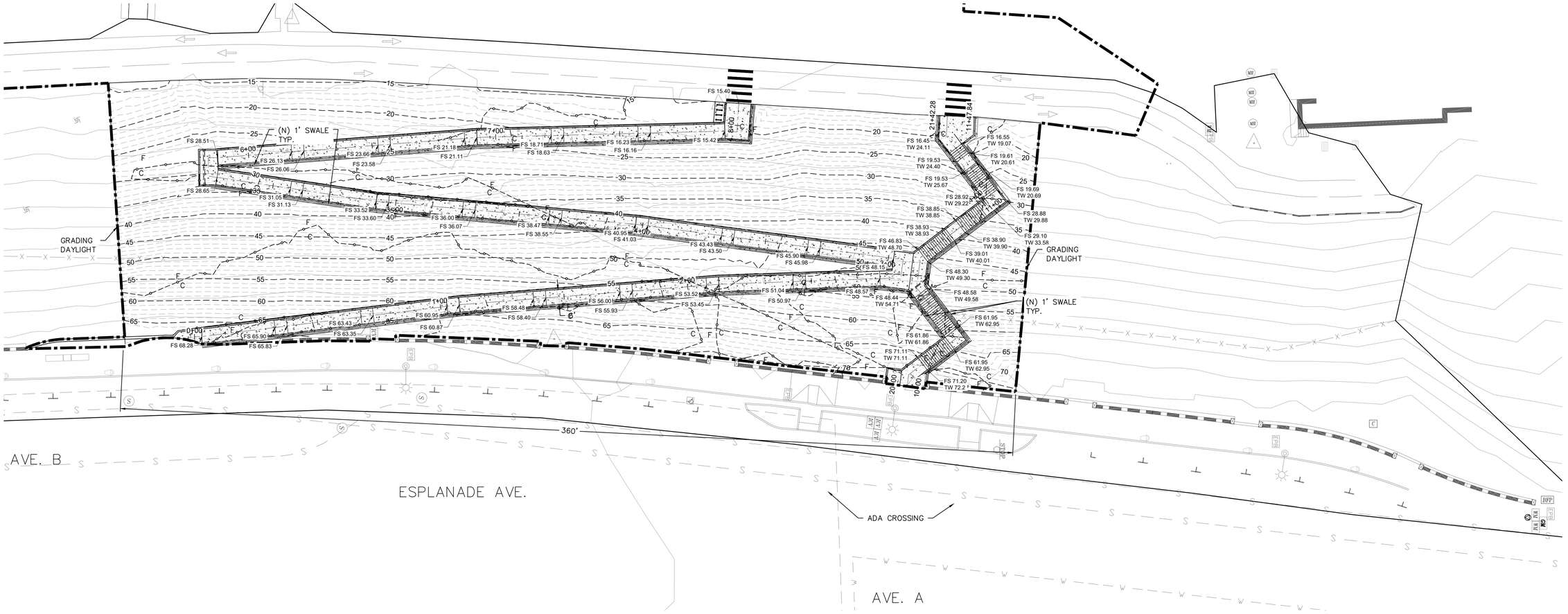
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www.tetratech.com
17885 VON KARMAN AVE #500,
IRVINE, CA 92614
PHONE: (949) 809-5000

LAST SAVED BY: ryan.cheyne
PLOT DATE: Jul. 16, 25 SAVED PATH: P:\Watr\T41476.07 Ave A Access Path\06 PLANS\02 Sheet Files

LEGEND

- DIRECTION ARROW
- BIKE PATH
- ELETRIC PULL BOX (EPB)
- WATER METER (WM)
- MANHOLE (MH)
- GRATE
- SIGN
- IRRIGATION HEAD
- LIGHT POLE
- PARKING METER
- SEWER MANHOLE (S)
- CHAINLINK FENCE
- WATER VALVE
- GAS METER (GM)
- BLOCK/RETAINING WALL
- SEAT WALL W/PILASTER
- (N) PLATE PILES
- (N) CONCRETE
- ADA PATH OF TRAVEL



1 / C-4 GRADING PLAN
SCALE: 1" = 20'

NOTES:
1. SEE SHEET V-1 FOR HORIZONTAL AND VERTICAL CONTROL.
2. ACCESS RAMP GRADING PLAN STATIONING: 0+00 TO 8+08.95
3. NORTH STAIRCASE WALL STATIONING: 10+00 TO 11+47.11
4. SOUTH STAIRCASE WALL STATIONING: 20+00 TO 21+42.29

GRADING QUANTITIES	
CUT	584 CY
FILL	1314 CY
NET FILL	730 CY
DISTURBED AREA	37039 SF

REVISIONS

No.	DATE	SHEET	APPROVAL	DESCRIPTION
AS-BUILT:				REF.

DESIGNED BY: RAFAEL HOLCOMBE
DRAWN BY: JONATHAN GOBER

REGISTERED PROFESSIONAL ENGINEER — RAFAEL J. HOLCOMBE — No. C 76788 — CIVIL — STATE OF CALIFORNIA — Exp. 06-30-25

REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
GRADING PLAN

GRAPHIC SCALE 1" = 20'

PAGE

FIELD BOOK

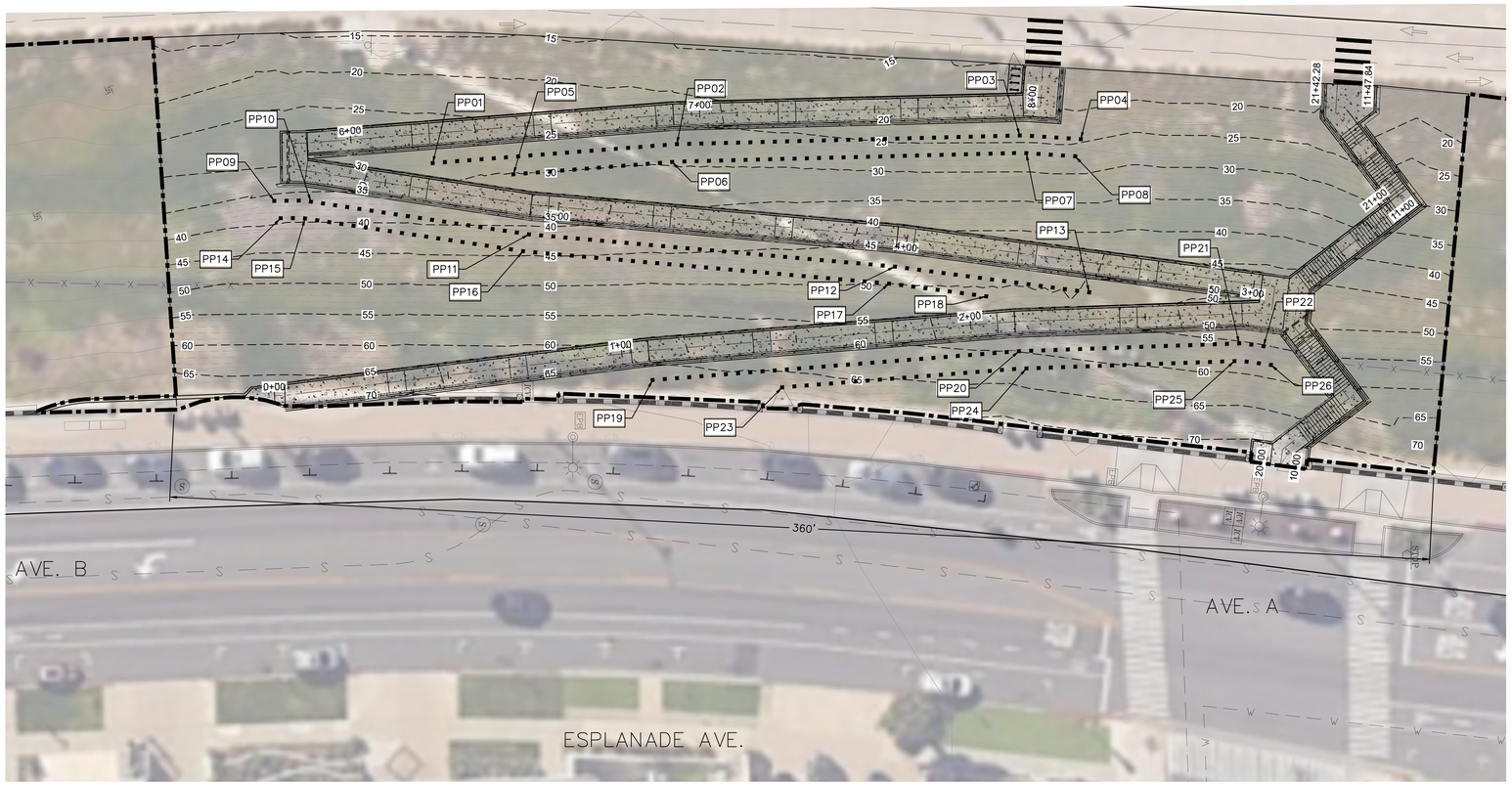
DRAWING REF. C-4

SHEET 10 OF 37

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LAST SAVED BY: ryan.cheyne
PLOT DATE: Jul. 16, 25 SAVED PATH: P:\Watr\141476.07 Ave A Access Path\06 PLANS\02 Sheet Files



LEGEND

- PLATE PILE

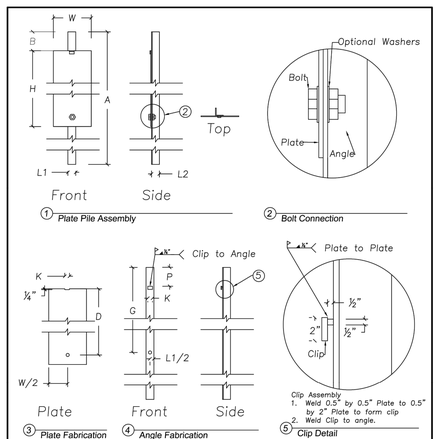
Point Table			
Point #	Northing	Easting	Elevation
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PP02	1759711.25	6443073.43	26.74
PP03	1759809.22	6443070.93	21.37
PP04	1759826.68	6443072.00	21.81
PP05	1759664.53	6443082.05	28.69
PP06	1759709.90	6443078.52	27.50
PP07	1759811.10	6443075.98	23.70
PP08	1759825.07	6443076.90	24.30
PP09	1759596.18	6443089.65	31.94
PP10	1759606.66	6443089.86	34.94
PP11	1759668.96	6443099.22	39.58
PP12	1759773.55	6443108.43	47.01
PP13	1759829.07	6443115.80	50.53
PP14	1759597.99	6443094.62	35.36
PP15	1759604.98	6443094.67	35.93
PP16	1759667.28	6443104.03	41.24
PP17	1759771.87	6443113.30	47.94
PP18	1759799.63	6443116.94	49.39
PP19	1759704.30	6443140.89	65.75
PP20	1759808.98	6443132.64	58.32
PP21	1759871.94	6443130.41	53.61
PP22	1759878.89	6443131.22	53.50
PP23	1759741.33	6443142.98	64.64
PP24	1759811.12	6443137.56	59.59
PP25	1759870.58	6443135.46	55.30
PP26	1759881.01	6443136.54	54.92

* LOCATION OF PATH ALIGNMENT CHANGES SHOWN

1 C-5 PLATE PILE LAYOUT PLAN

SCALE: 1" = 20'

NOTES:
1. SEE SHEET V-1 FOR HORIZONTAL AND VERTICAL CONTROL.
2. 3.5' SPACING BETWEEN PLATE PILES.
3. PP # # = PLATE PILE CONTROL POINTS
4. PROPOSED PLATE PILES = 321



1 Plate Pile Assembly
2 Bolt Connection
3 Plate Fabrication
4 Angle Fabrication
5 Clip Detail

Note: Refer to Sheet 2.0 for General Fabrication Notes and Dimensions

REVISIONS			
REV	DESCRIPTION	DATE	

SRT™ GEOPIER SRT

PROJECT NUMBER N/A | DATE 01/03/13
REFERENCE SHEET N/A | SCALE Not to Scale
PROJECT: SRT Tier II Plate Pile Assembly
DRAWING: SRT 1.2
TITLE: Type B – Top Clip with Bottom Bolt

Table 1.1 - Plate Pile Materials - 50 Year Design Life

Description	Angle Dimensions			Plate Dimensions			Bottom Clip Edge Distance from Top of Angle	Width of Clip	Bolt Diameter	Bolt Length	Number of Bolts
Dimension	L1	L2	T	W	H	T	J	K	L	M	N
6' Plate Pile	2 1/2	2 1/2	5/16	12	24	5/16	27	2	1/2	2 1/2	2
8' Plate Pile - 1	2 1/2	2 1/2	5/16	12	24	5/16	27	2	1/2	2 1/2	2
8' Plate Pile - 2	3	3	5/16	12	36	5/16	39	2 1/2	1/2	2 1/2	2
10' Plate Pile	3	3	5/16	12	36	5/16	39	2 1/2	3/4	3	2
12' Plate Pile	3	3	5/16	12	48	5/16	51	2 1/2	3/4	3	3
14' Plate Pile	3	3	5/16	12	48	5/16	51	2 1/2	3/4	3	3

* All Dimensions are in Inches

Table 1.2 - Plate Pile Materials - 100 year Design Life

Description	Angle Dimensions			Plate Dimensions			Bottom Clip Edge Distance from Top of Angle	Width of Clip	Bolt Diameter	Bolt Length	Number of Bolts
Dimension	L1	L2	T	W	H	T	J	K	L	M	N
6' Plate Pile	2 1/2	2 1/2	7/16	12	24	7/16	27	2	1/2	2 1/2	2
8' Plate Pile - 1	2 1/2	2 1/2	7/16	12	24	7/16	27	2	1/2	2 1/2	2
8' Plate Pile - 2	3	3	7/16	12	36	7/16	39	2 1/2	1/2	2 1/2	2
10' Plate Pile	3	3	7/16	12	36	7/16	39	2 1/2	3/4	3	2
12' Plate Pile	3	3	7/16	12	48	7/16	51	2 1/2	3/4	3	3
14' Plate Pile	3	3	7/16	12	48	7/16	51	2 1/2	3/4	3	3

* All Dimensions are in Inches

Table 2.0 - Fabrication Dimensions

Description	Overall Angle Length	Distance from Top of Angle to Top of Plate	Top Bolt Edge Distance from Top of Plate	Bottom Bolt Edge Distance from Top of Plate	Top Bolt Edge Distance from Top of Angle	Bottom Bolt Edge Distance from Top of Angle	Top Clip Edge Distance from Top of Angle	Bottom Clip Edge Distance from Top of Angle
Dimension	A	B	C	D	F	G	P	J
6' Plate Pile	72	6	3	21	9	27	6	30
8' Plate Pile - 1	96	6	3	21	9	27	6	30
8' Plate Pile - 2	96	6	3	33	9	39	6	42
10' Plate Pile	120	6	3	33	9	39	6	42
12' Plate Pile	144	6	3	45	9	51	6	54
14' Plate Pile	168	6	3	45	9	51	6	54

* All Dimensions are in Inches

Fabrication and Assembly Notes

1. *All steel plates and angles shall be ASTM A572, Grade 50 (FY = 50 ksi).*
2. *All welding shall be in accordance with AWS D1.1 specifications.*
3. *All bolts shall be hot dip galvanized.*
4. *Fillet welds shall use SMAW process with E70XX low hydrogen electrodes.*
5. *All bolts shall be either Gr 5, ASTM A 307, or equivalent.*
6. *In hard driving conditions ASTM A325 or ASTM A409 bolts may be required.*
7. *Bolts holes shall be 1/16" larger than the nominal bolt diameter.*
8. *Plate Pile material dimensions are preliminary and should be confirmed in the project review.*
9. *Plate Pile material dimensions are minimal nominal dimensions. Larger sections may be considered depending on material availability.*

REVISIONS			
REV	DESCRIPTION	DATE	

SRT™ GEOPIER SRT

PROJECT NUMBER N/A | DATE 01/03/13
REFERENCE SHEET N/A | SCALE Not to Scale
PROJECT: SRT Tier II Plate Pile Assembly
DRAWING: SRT 2.0
TITLE: Notes and Dimensions

1 C-5 PLATE PILE

SCALE: N.T.S.

NOTE: SIZE TBD

REVISIONS

No.	DATE	SHEET	APPROVAL	DESCRIPTION

AS-BUILT: REF.

DESIGNED BY: RAFAEL HOLCOMBE
DRAWN BY: JONATHAN GOBER

REGISTERED PROFESSIONAL ENGINEER
RAFAEL J. HOLCOMBE
No. 16148
CIVIL
STATE OF CALIFORNIA

REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
PLATE PILE LAYOUT

GRAPHIC SCALE: 40' 20' 0 10' 20' 1" = 20'

PAGE

FIELD BOOK

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SHEET 11 OF 37

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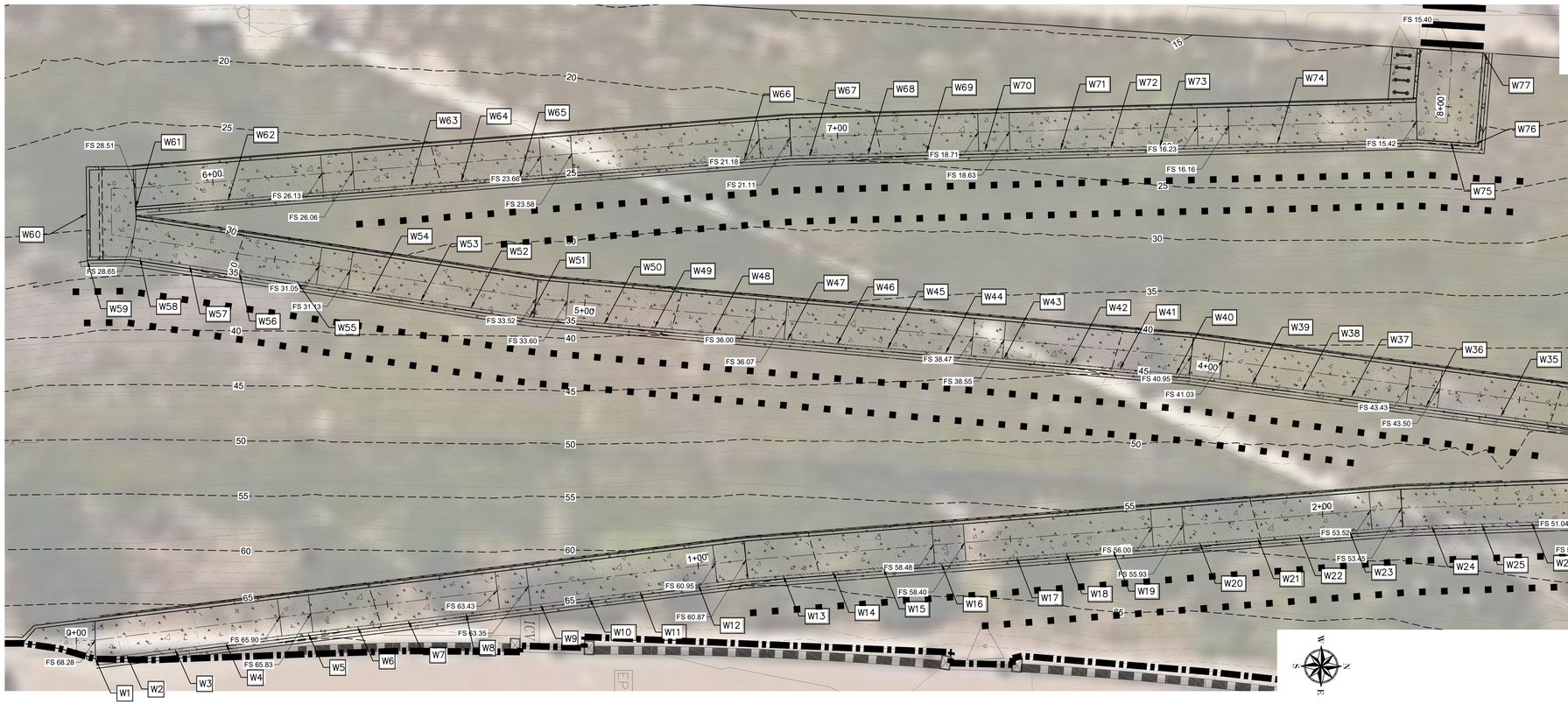
LAST SAVED BY: ryan.cheyne
PLOT DATE: Jul. 16, 25 SAVED PATH: P:\Watr\T41476.07 Ave A Access Path\06 PLANS\02 Sheet Files

POINT TABLE - WALKWAY						
PT #	Northing	Easting	Station	Finished Surface	Top of Wall	Top of Footing
W1	1759598.04	6443153.4309	STA 0+02.67	73.35	73.53	67.53
W2	1759602.97	6443152.8133	STA 0+07.64	67.95	73.53	66.20
W3	1759610.91	6443151.8348	STA 0+15.64	67.31	72.87	66.20
W4	1759618.85	6443150.8564	STA 0+23.64	66.67	72.20	65.53
W5	1759632.08	6443149.2261	STA 0+36.97	65.88	71.53	64.87
W6	1759640.02	6443148.2476	STA 0+44.97	65.29	70.87	64.20
W7	1759647.96	6443147.2692	STA 0+52.97	64.65	70.20	63.53
W8	1759657.22	6443146.1281	STA 0+62.30	63.90	69.53	62.87
W9	1759669.13	6443144.6604	STA 0+74.30	63.27	68.87	61.34
W10	1759677.07	6443143.6820	STA 0+82.30	62.63	68.20	61.53
W11	1759685.01	6443142.7035	STA 0+90.30	61.99	67.53	60.87
W12	1759694.28	6443141.5612	STA 0+99.64	61.24	66.87	60.20
W13	1759707.85	6443140.1387	STA 1+13.42	60.46	66.20	59.53
W14	1759715.83	6443139.5076	STA 1+21.42	59.82	65.53	58.87
W15	1759723.80	6443138.8764	STA 1+29.42	59.18	64.87	58.20
W16	1759733.10	6443138.1403	STA 1+38.75	58.50	64.20	57.53
W17	1759745.07	6443137.1935	STA 1+50.75	57.80	63.53	56.87
W18	1759753.04	6443136.5624	STA 1+58.75	57.16	62.87	56.20
W19	1759761.02	6443135.9312	STA 1+66.75	56.52	62.20	55.53
W20	1759774.30	6443134.8795	STA 1+80.08	55.78	61.53	54.87

POINT TABLE - WALKWAY						
PT #	Northing	Easting	Station	Finished Surface	Top of Wall	Top of Footing
W21	1759783.62	6443134.1426	STA 1+89.42	55.03	60.87	54.20
W22	1759790.25	6443133.6172	STA 1+96.08	54.50	60.20	53.53
W23	1759798.23	6443132.9860	STA 2+04.08	53.86	59.53	52.87
W24	1759811.41	6443132.1478	STA 2+17.42	53.12	58.87	52.20
W25	1759819.40	6443131.8651	STA 2+25.42	52.48	58.20	51.53
W26	1759827.40	6443131.5823	STA 2+33.42	51.83	57.53	50.87
W27	1759835.39	6443131.2996	STA 2+41.42	51.19	56.87	50.20
W28	1759848.72	6443130.8286	STA 2+54.75	50.45	56.20	49.53
W29	1759856.71	6443130.5459	STA 2+62.75	49.81	55.53	48.87
W30	1759864.04	6443130.2869	STA 2+70.08	49.22	54.87	48.20
W31	1759875.86	6443131.1323	STA 2+81.86	53.00	54.20	47.53
W32	1759882.82	6443131.9954	STA 2+86.02	53.44	53.53	47.53
W33	1759876.59	6443122.4468	STA 2+97.84	50.00	53.00	47.37
W34	1759834.80	6443116.3170	STA 3+40.08	45.37	50.87	44.70
W35	1759822.39	6443114.6746	STA 3+52.59	44.36	50.70	43.37
W36	1759810.50	6443113.0992	STA 3+64.59	43.52	50.04	42.70
W37	1759798.60	6443111.5238	STA 3+76.59	42.77	49.37	42.04
W38	1759790.67	6443110.4735	STA 3+84.59	42.13	48.70	41.37
W39	1759782.74	6443109.4232	STA 3+92.59	41.49	48.04	40.70
W40	1759770.63	6443107.9087	STA 4+04.92	40.83	47.37	40.04

POINT TABLE - WALKWAY						
PT #	Northing	Easting	Station	Finished Surface	Top of Wall	Top of Footing
W41	1759761.66	6443107.1170	STA 4+13.93	40.11	46.70	39.37
W42	1759753.69	6443106.4136	STA 4+21.93	39.47	46.04	38.70
W43	1759743.07	6443105.4764	STA 4+32.59	38.61	45.37	38.04
W44	1759733.77	6443104.6552	STA 4+41.93	38.19	44.70	37.37
W45	1759724.48	6443103.8349	STA 4+51.26	37.44	44.04	36.70
W46	1759716.51	6443103.1316	STA 4+59.26	36.80	43.37	36.04
W47	1759708.54	6443102.4282	STA 4+67.26	36.16	42.70	35.37
W48	1759696.58	6443101.3732	STA 4+79.26	35.53	42.04	34.70
W49	1759687.29	6443100.5529	STA 4+88.59	34.78	41.37	34.04
W50	1759679.32	6443099.8495	STA 4+96.59	34.14	40.70	33.37
W51	1759667.37	6443098.7945	STA 5+08.40	39.52	40.04	32.70
W52	1759657.96	6443097.3396	STA 5+17.93	32.76	39.37	32.04
W53	1759650.07	6443096.1624	STA 5+25.90	36.84	38.70	31.37
W54	1759642.13	6443094.9625	STA 5+33.93	31.48	38.04	30.70
W55	1759630.27	6443093.1797	STA 5+45.93	30.85	37.37	30.04
W56	1759621.04	6443091.7935	STA 5+55.26	30.10	36.70	29.37
W57	1759613.13	6443090.6050	STA 5+63.26	29.46	36.04	28.70
W58	1759605.22	6443089.4165	STA 5+71.26	28.82	35.37	28.04
W59	1759596.75	6443089.7495	STA 5+76.33	28.70	34.70	28.00
W60	1759596.66	6443082.3045	STA 5+79.77	28.19	31.19	27.92

POINT TABLE - WALKWAY						
PT #	Northing	Easting	Station	Finished Surface	Top of Wall	Top of Footing
W61	1759604.52	6443081.2488	STA 5+87.45	28.58	28.59	27.92
W62	1759619.24	6443080.1015	STA 6+02.21	27.39	29.92	26.59
W63	1759648.48	6443077.8210	STA 6+31.54	25.37	29.92	24.59
W64	1759656.45	6443077.1989	STA 6+39.54	24.73	29.26	23.92
W65	1759665.76	6443076.4727	STA 6+48.88	23.99	28.59	23.26
W66	1759701.66	6443073.6736	STA 6+84.88	21.43	27.92	20.59
W67	1759712.13	6443073.0142	STA 6+95.54	20.90	27.26	19.92
W68	1759721.38	6443072.7797	STA 7+04.79	20.84	26.59	19.26
W69	1759730.80	6443072.5387	STA 7+14.21	19.41	25.92	18.59
W70	1759740.13	6443072.3010	STA 7+23.54	18.73	25.26	17.92
W71	1759752.12	6443071.9954	STA 7+35.54	18.03	24.59	17.26
W72	1759760.12	6443071.7916	STA 7+43.54	17.39	23.92	16.59
W73	1759768.12	6443071.5879	STA 7+51.54	16.75	23.26	15.92
W74	1759786.78	6443071.1124	STA 7+70.21	16.07	22.59	15.26
W75	1759814.49	6443070.9205	STA 7+98.13	15.67	21.92	14.59
W76	1759818.36	6443071.1747	STA 7+99.46	15.58	20.59	14.59
W77	1759819.60	6443056.6671	STA 8+08.91	16.00	19.92	14.59



1 C-6 ACCESS RAMP CMU RETAINING WALL PLAN
SCALE: 1" = 10'

REVISIONS			
No.	DATE	SHEET	APPROVAL

DESCRIPTION

REF.:

AS-BUILT:

DESIGNED BY: RAFAEL HOLCOMBE
DRAWN BY: JONATHAN GOBER

REGISTERED PROFESSIONAL ENGINEER
RAFAEL J. HOLCOMBE
No. C-46828
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
ACCESS RAMP CMU RETAINING WALL PLAN

GRAPHIC SCALE: 20' 10' 0 5' 10' 1" = 10'

PAGE

FIELD BOOK

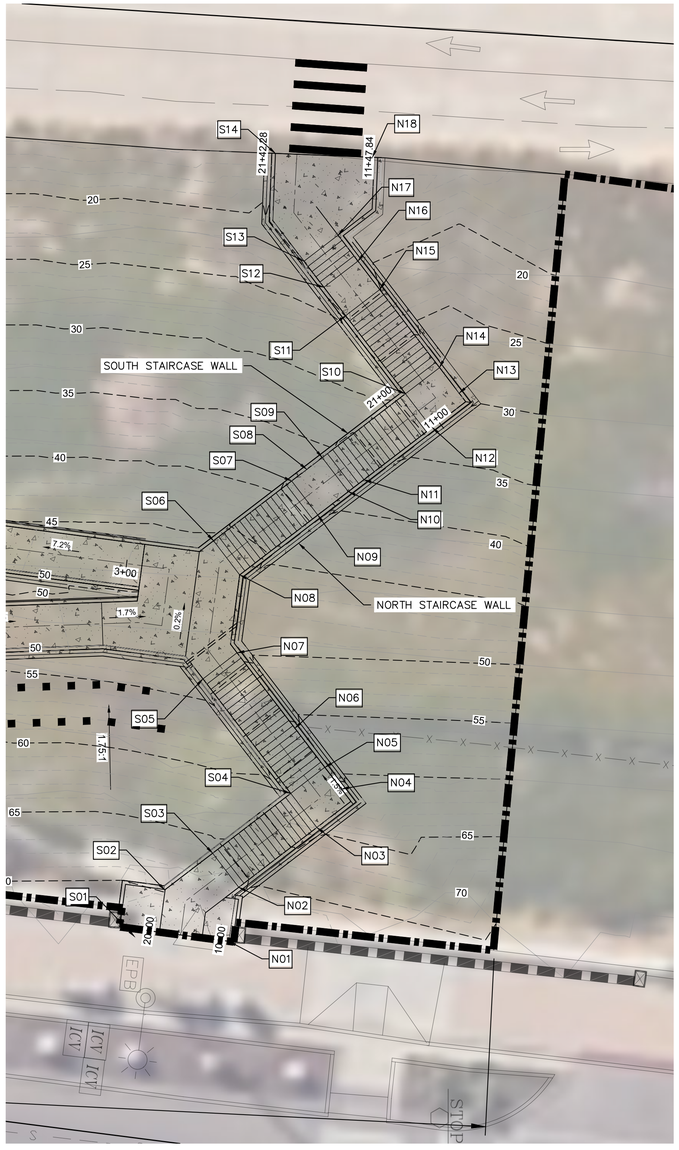
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SHEET 12 OF 37

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LAST SAVED BY: ryon.cheyne
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1 / C-7 STAIRCASE CIP RETAINING WALL PLAN
SCALE: 1" = 10'

NOTES:
1. SEE SHEET V-1 FOR HORIZONTAL AND VERTICAL CONTROL.
2. X## = STAIRCASE CONTROL POINTS

North Staircase Wall Point Table

Point #	Stationing	Northing	Easting	Finished Surface	Top of Wall	Top of Footing
N01	10+00	1759890.45	6443166.26	71.30	72.30	69.80
N02	10+07.58	1759891.84	6443158.71	71.20	72.20	69.70
N03	10+21.64	1759902.76	6443150.35	61.95	62.95	60.45
N04	10+30.64	1759906.18	6443144.96	61.95	62.95	55.35
N05	10+34.80	1759903.87	6443141.94	61.95	62.95	55.35
N06	10+41.32	1759899.70	6443136.49	57.28	58.28	55.35
N07	10+55.01	1759891.60	6443125.93	48.52	49.52	47.02
N08	10+65.56	1759891.96	6443115.03	48.34	49.34	46.03
N09	10+78.74	1759902.88	6443106.68	39.00	40.00	37.93
N10	10+84.12	1759907.14	6443103.40	38.94	39.94	36.85
N11	10+86.96	1759909.33	6443101.73	36.61	38.24	31.28
N12	10+98.79	1759918.87	6443094.41	29.10	33.58	26.34
N13	11+07.40	1759922.63	6443089.63	28.98	29.98	26.64
N14	11+12.29	1759919.91	6443086.07	28.92	29.92	26.83
N15	11+26.04	1759911.54	6443075.15	19.69	20.69	18.21
N16	11+31.04	1759908.49	6443071.19	19.62	20.62	17.54
N17	11+33.33	1759905.71	6443067.55	16.54	19.07	15.21
N18	11+47.11	1759910.55	6443056.67	16.13	17.5	15.00

South Staircase Wall Point Table

Point #	Stationing	Northing	Easting	Finished Surface	Top of Wall	Top of Footing
S01	20+00	1759880.76	6443164.98	71.33	71.33	69.83
S02	20+05.77	1759881.55	6443159.03	71.27	71.27	67.36
S03	20+14.73	1759888.19	6443153.96	71.11	71.11	62.83
S04	20+27.86	1759899.10	6443145.58	61.86	61.86	55.81
S05	20+47.74	1759886.84	6443129.58	48.44	54.71	47.01
S06	20+69.42	1759888.32	6443110.27	46.83	48.70	33.76
S07	20+83.16	1759899.23	6443101.91	38.93	38.93	37.44
S08	20+85.33	1759901.32	6443100.31	37.90	38.90	33.76
S09	20+88.55	1759903.50	6443098.64	38.85	38.85	33.76
S10	21+02.62	1759915.14	6443089.72	28.92	29.22	23.35
S11	21+15.77	1759906.77	6443078.81	19.53	25.45	18.04
S12	21+20.77	1759903.75	6443074.84	19.53	24.40	14.57
S13	21+25.35	1759900.95	6443071.20	16.45	24.11	14.57
S14	21+42.34	1759896.97	6443056.13	16.07	16.51	14.57

REVISIONS

No.	DATE	SHEET	APPROVAL	DESCRIPTION

AS-BUILT: REF.

DESIGNED BY: RAFAEL HOLCOMBE
DRAWN BY: JONATHAN GOBER

REGISTERED PROFESSIONAL ENGINEER
RAFAEL J. HOLCOMBE
No. 84848
CIVIL
STATE OF CALIFORNIA

REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
STAIRCASE CIP RETAINING WALL PLAN

GRAPHIC SCALE: 1" = 10' (20' 10' 0 5' 10')

PAGE

FIELD BOOK

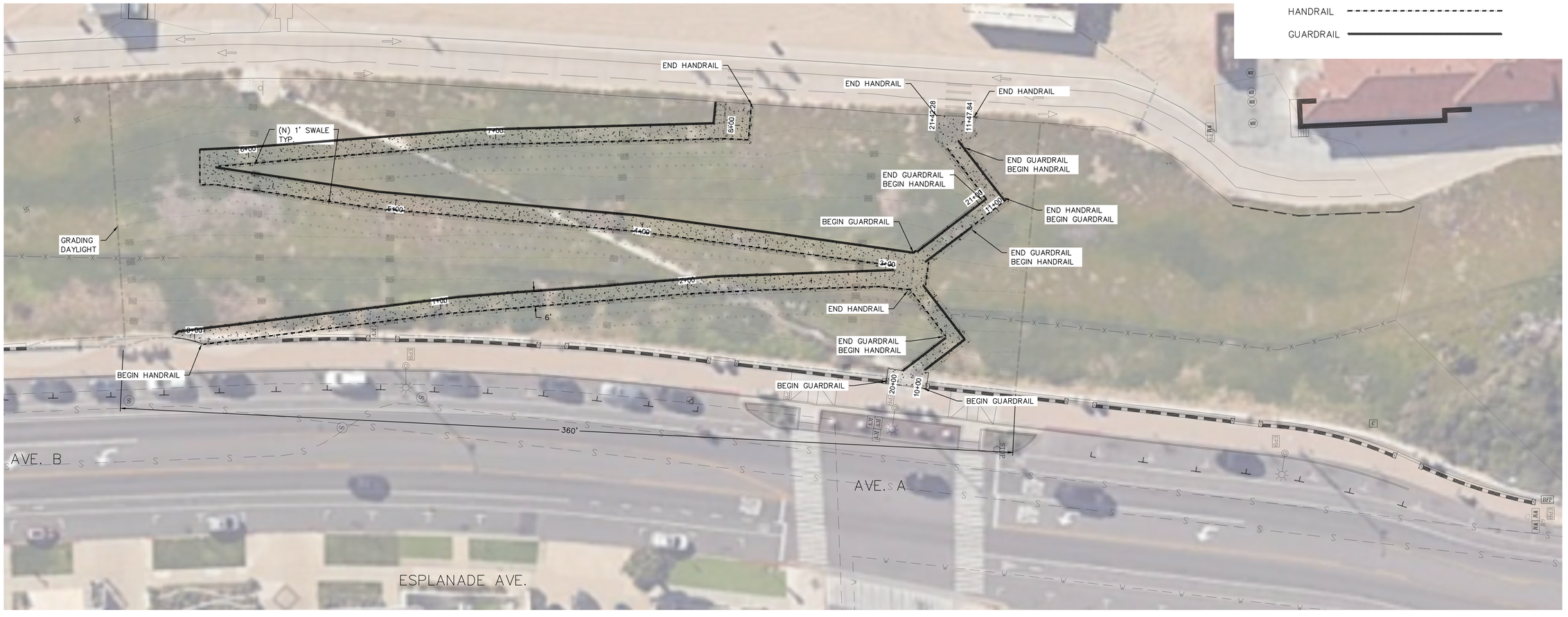
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SHEET 13 OF 37

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1 / C-8 GUARDRAIL AND HANDRAIL PLAN
SCALE: 1" = 20'

NOTES:
1. SEE SHEET V-1 FOR HORIZONTAL AND VERTICAL CONTROL.
2. SEE SHEET C-13 FOR GUARDRAIL AND HANDRAIL DETAILS.

REVISIONS

No.	DATE	SHEET	APPROVAL	DESCRIPTION

AS-BUILT: REF.

DESIGNED BY: RAFAEL HOLCOMBE
DRAWN BY: JONATHAN GOBER

REGISTERED PROFESSIONAL ENGINEER
RAFAEL J. HOLCOMBE
No. 16161
CIVIL
STATE OF CALIFORNIA

REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
GUARDRAIL AND HANDRAIL PLAN

GRAPHIC SCALE 1" = 20'

PAGE
FIELD BOOK

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SHEET 14 OF 37
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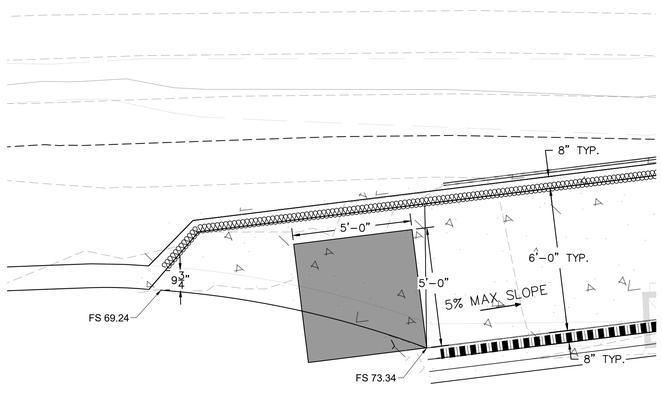
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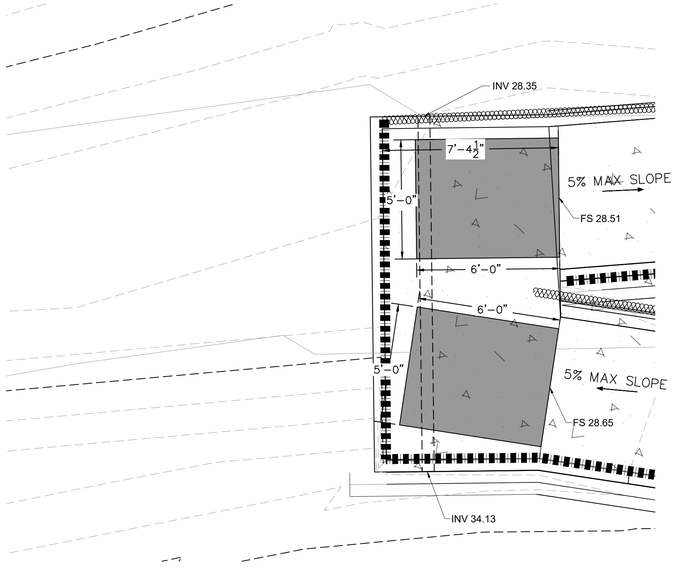
LEGEND

HANDRAIL

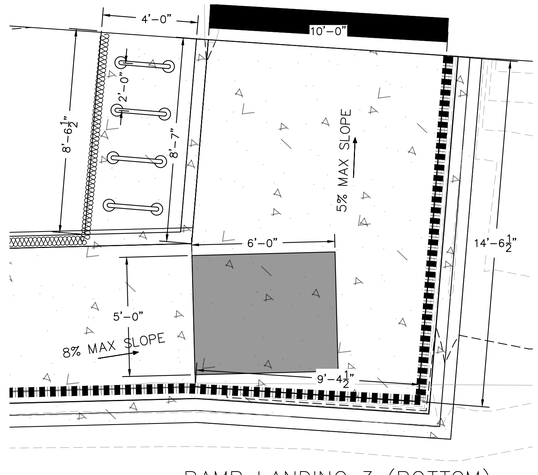
GUARDRAIL



RAMP LANDING 1 (TOP)
SCALE: 1" = 3'



RAMP LANDING 2
SCALE: 1" = 3'

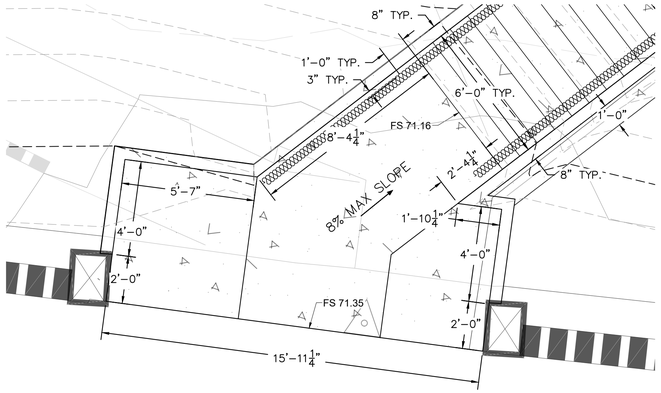


RAMP LANDING 3 (BOTTOM)
SCALE: 1" = 3'

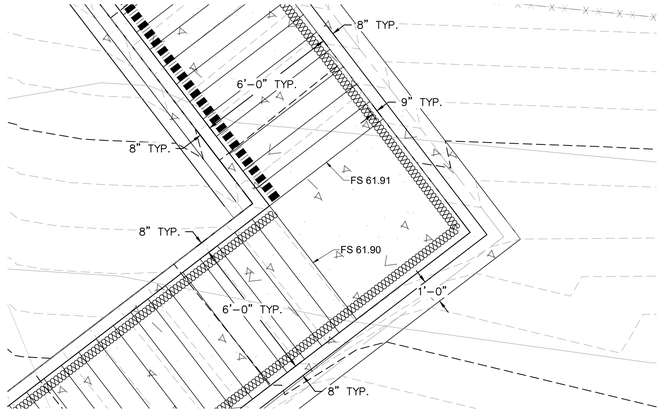
NOTES: SEE SHEET V-1 FOR HORIZONTAL AND VERTICAL CONTROL.

REVISIONS

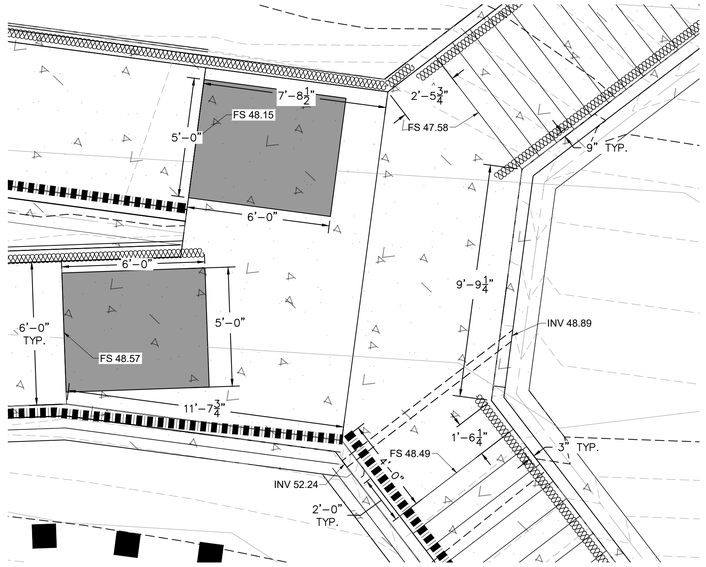
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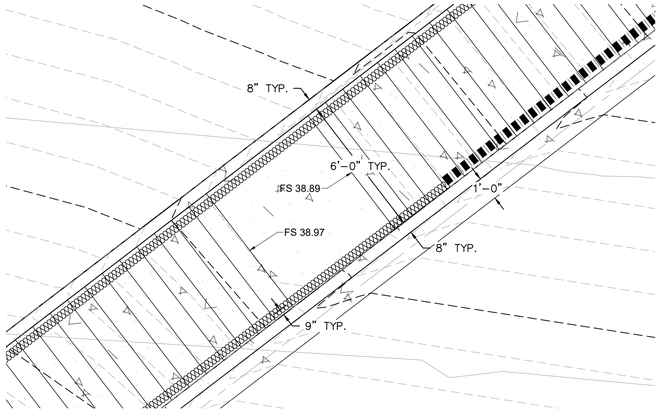
STAIRCASE
LANDING 1 (TOP)
SCALE: 1" = 3'



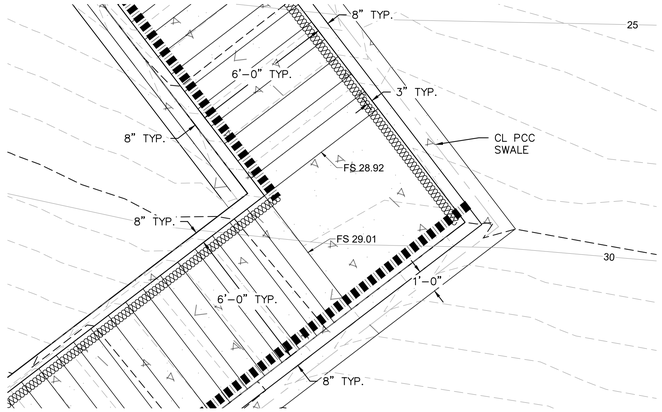
STAIRCASE
LANDING 2
SCALE: 1" = 3'



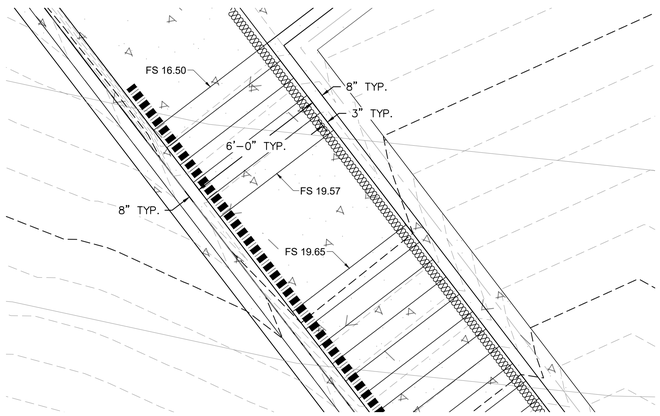
STAIRCASE
LANDING 3
SCALE: 1" = 3'



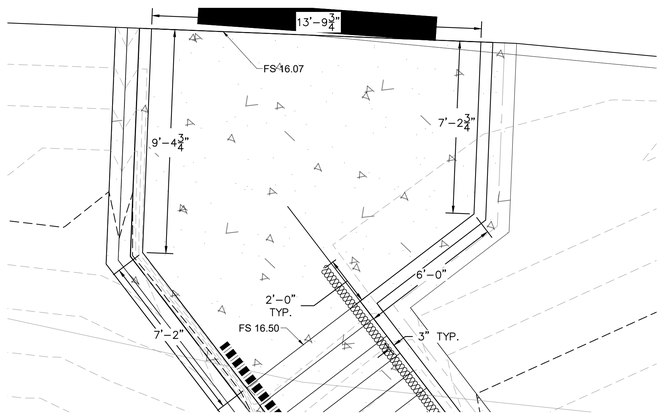
STAIRCASE
LANDING 4
SCALE: 1" = 3'



STAIRCASE
LANDING 5
SCALE: 1" = 3'



STAIRCASE
LANDING 6
SCALE: 1" = 3'



STAIRCASE
LANDING 7 (BOTTOM)
SCALE: 1" = 3'

LEGEND

HANDRAIL

GUARDRAIL

NOTES: SEE SHEET V–1 FOR HORIZONTAL AND VERTICAL CONTROL.

REVISIONS				
No.	DATE	SHEET	APPROVAL	DESCRIPTION
AS–BUILT:				REF.

DESIGNED BY: RAFAEL HOLCOMBE
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RAFAEL J. HOLCOMBE
No. 16148
CIVIL
STATE OF CALIFORNIA

REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
SITE PLAN ENLARGEMENTS (STAIRCASE LANDING)

GRAPHIC SCALE: 3" 1.5" 0 3' 6' 1" = 3'

PAGE

FIELD BOOK

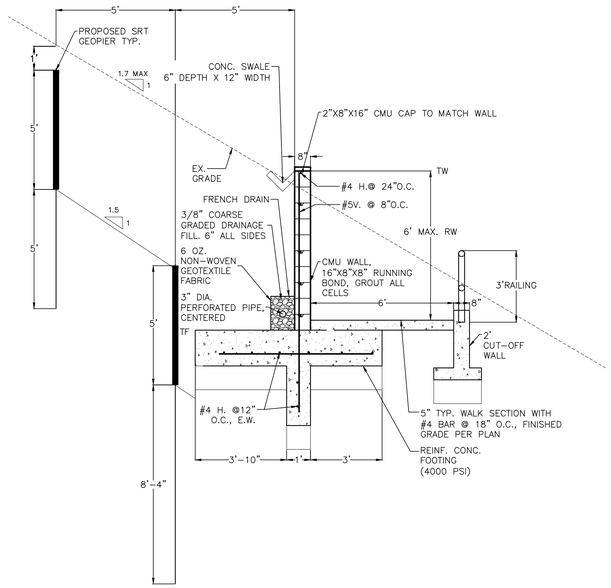
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SHEET 16 OF 37

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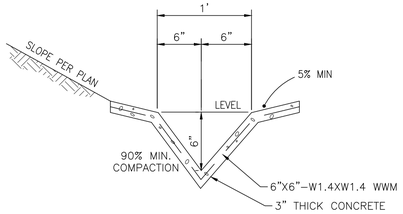
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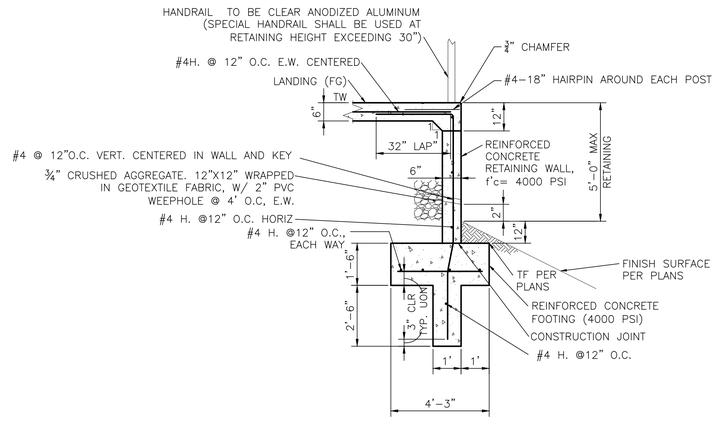
1 / C-1 ACCESS PATH AND RETAINING WALL
SCALE: N.T.S.

NOTES:
1. CMU SPECS – 8"x16"x8"
2. BOND BEAM SPLIT 1–SIDE
3. COLOR: NATURAL GRAY

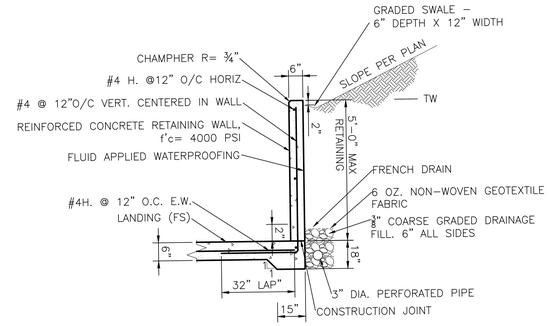


4 / C-1 SWALE/TERRACE DRAIN
SCALE: N.T.S.

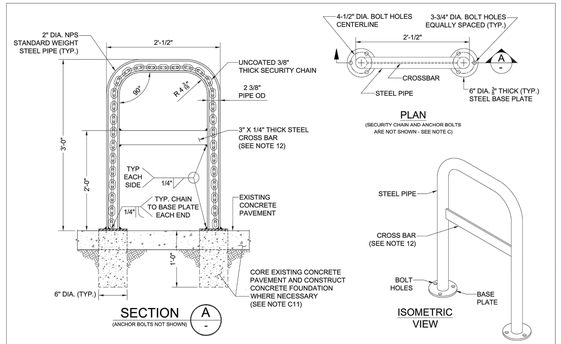
NOTES:
1. CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 4000 P.S.I. CONCRETE MAY BE PNEUMATICALLY PLACED AND SHALL CONFORM TO SECTION 1905 OF THE CALIFORNIA BUILDING CODE.
2. REINFORCING SHALL BE 6"X6"–W1.4XW1.4 WWM OR APPROVED EQUAL, EPOXY COATED.
3. PRE–WET AND COMPACT SUBGRADE TO 90% COMPACTION PRIOR TO PLACE OF CONCRETE. APPLY CURING COMPOUND PER SPECIFICATION 03301.



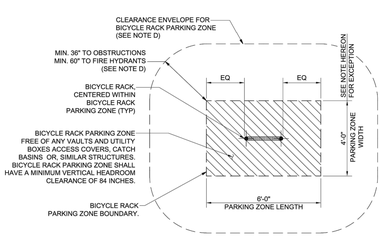
2 / C-1 STAIR RETAINING WALL (FINISHED GRADE BELOW LANDING)
SCALE: N.T.S.



3 / C-1 STAIR RETAINING WALL (FINISHED GRADE ABOVE LANDING)
SCALE: N.T.S.



BICYCLE RACK



NOTE:
FOR PARALLEL BICYCLE RACKS EITHER STAND-ALONE OR IN A SINGLE-ROW, THE BICYCLE RACKS SHALL BE SETBACK A MINIMUM OF 3'-0" MEASURED FROM THE BACK OF THE STREET CURB TO THE CENTERLINE OF THE BICYCLE RACKS AND THE BICYCLE RACK PARKING ZONE WIDTH SHALL BE 3'-0" (SEE SHEET 2).

BICYCLE RACK PARKING ZONE AND CLEARANCE ENVELOPE

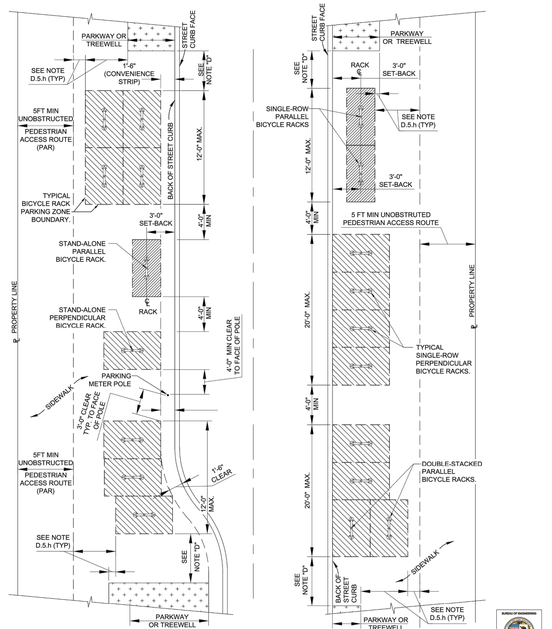
NOT TO SCALE

BUREAU OF ENGINEERING	DEPARTMENT OF PUBLIC WORKS	CITY OF LOS ANGELES
	BICYCLE RACK	STANDARD PLAN S - 671-1

PREPARED	SUBMITTED	APPROVED	SUPERSEDES	REFERENCES
MATIAS FARFAN, BUREAU OF ENGINEERING	EDWARD ARRINGTON, S.E. ENGINEER OF DESIGN	05/17/2019 GARY LEE MOORE, P.E. CITY ENGINEER	S-671-0	S-470
CHECKED: RAFFI MASSABKI, BUREAU OF ENGINEERING; PAULINE CHAN, CITY OF LOS ANGELES DEPARTMENT OF TRANSPORTATION (LADOT)	KENNETH R. REDD, P.E. DEPUTY CITY ENGINEER		VAULT INDEX NUMBER: B-4783	
			SHEET 1 OF 4 SHEETS	

5 / C-1 BIKE RACK
SCALE: N.T.S.

BICYCLE RACK PARKING ZONE LAYOUTS



NOTE:
BICYCLE RACK PARKING ZONE LAYOUTS SHALL BE ARRANGED TO ENSURE THAT THE REQUIRED CLEAR PATH PER NOTE D.5.d IS PROVIDED.

LEGEND
36"X72" BICYCLE PARKING ZONE
48"X72" BICYCLE PARKING ZONE

B-4783 NOT TO SCALE

STANDARD PLAN NO. S - 671-1	VAULT INDEX NUMBER edit	SHEET 2 OF 4 SHEETS

No.	DATE	SHEET	APPROVAL	DESCRIPTION
				REVISIONS
				AS-BUILT:

DESIGNED BY: RAFAEL HOLCOMBE
DRAWN BY: JONATHAN GOBER

REGISTERED PROFESSIONAL ENGINEER RAFAEL J. HOLCOMBE No. C-16148 Exp. 06-30-25 CIVIL STATE OF CALIFORNIA

REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
DETAILS

GRAPHIC SCALE 40' 20' 0 10' 20' 1" = 20'

FIELD BOOK | PAGE

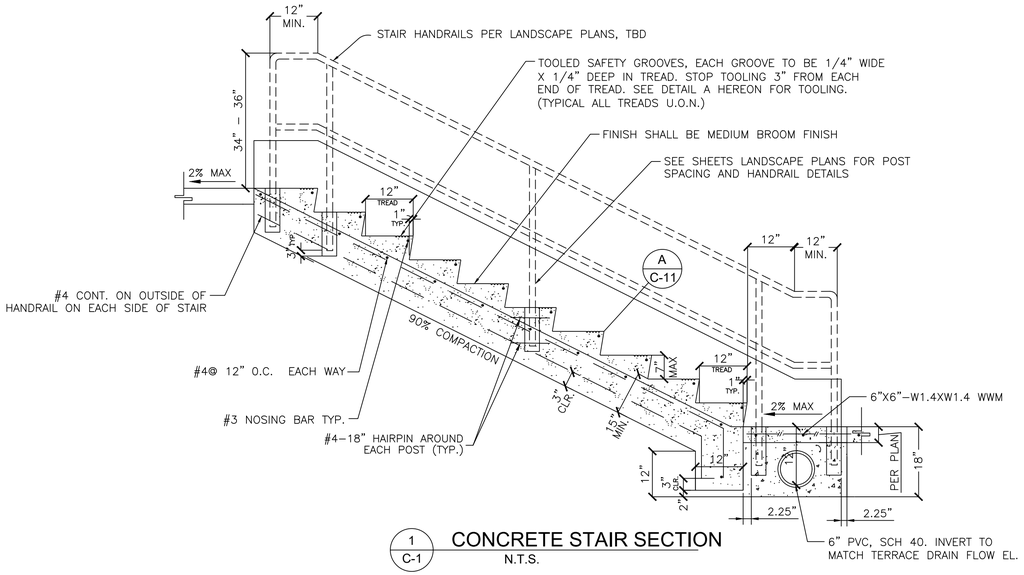
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SHEET 17 OF 37

DRAWING NO.

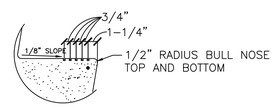
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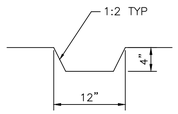
1 C-1 CONCRETE STAIR SECTION
N.T.S.

NOTES FOR CONCRETE STAIRS:
1. STAIR RISERS WILL VARY BETWEEN 6"-7" (MAX) - SEE SITE ELEVATIONS.
2. STAIR RISERS TO BE SAME HEIGHT BETWEEN LANDINGS SHOWN ON SHEETS C-3.1 AND C-3.2.
3. MAXIMUM SLOPE AT LANDINGS = 2.0%
4. COORDINATE LAYOUT OF HANDRAIL POST BLOCKOUTS PRIOR TO PLACEMENT OF CONCRETE.
5. CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 P.S.I. CONCRETE MAY BE PNEUMATICALLY PLACED AND SHALL CONFORM TO SECTION 1905 OF THE CALIFORNIA BUILDING CODE AND SPECIFICATION 02751.
6. REINFORCING SHALL BE 6"X6"-W1.4XW1.4 WWM OR APPROVED EQUAL.
7. PRE-WET AND COMPACT SUBGRADE TO 90% COMPACTION PRIOR TO PLACE OF CONCRETE. APPLY CURING COMPOUND PER SPECIFICATION 03301.
8. REBAR AND WWM SHALL BE CENTERED ON CONCRETE SECTION TO PROVIDE MAXIMUM CONCRETE COVERAGE U.O.N.
9. INSTALL BULL NOSING AS PER DETAIL A ON PLAN SHEET C-5 FOR ALL EXPOSED EDGES.
10. CONRCETE SHALL BE MEDIUM-TO-COURSE TEXTURED BROOM FINISHED PER SPECIFICATION 02751.



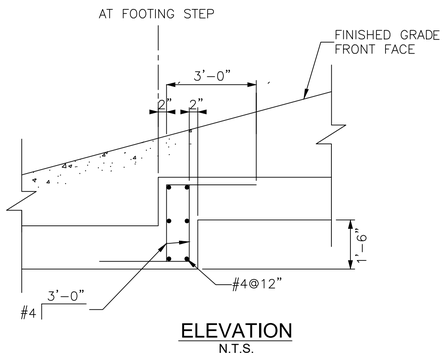
A C-1 TOOLED SAFETY GROOVE DETAIL
N.T.S.

NOTES:
1. PAINT TOOLED SAFETY GROOVE ON STAIRS YELLOW W/ NON-SLIP PAINT.

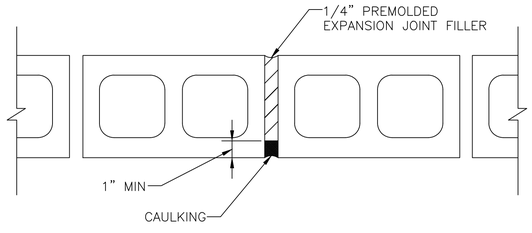


2 C-1 CURB BLOCKOUT DETAIL
N.T.S.

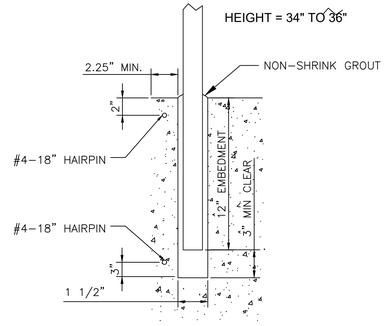
NOTES:
1. HANDRAIL POST SHALL NOT BE PLACED AT CURB BLOCKOUT.



ELEVATION
N.T.S.

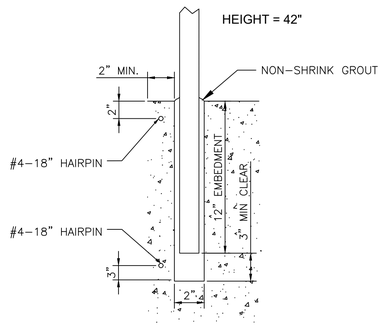


- - SECTION A-A
N.T.S.



B C-1 HANDRAIL POST DETAIL
N.T.S.

NOTES:
1. PRE-SET SLEEVES & SET IN EPOXY.
2. SLOPE EPOXY TO PROVIDE POSITIVE DRAINAGE.
3. DISTANCE FROM DRILL CORE TO EDGE OF CONCRETE = 2.25 INCHES, MINIMUM.



C C-1 GUARDRAIL POST DETAIL
N.T.S.

NOTES:
1. PRE-SET SLEEVES & SET IN EPOXY.
2. SLOPE EPOXY TO PROVIDE POSITIVE DRAINAGE.
3. DISTANCE FROM DRILL CORE TO EDGE OF CONCRETE = 2 INCHES, MINIMUM.

REVISIONS: No. | DATE | SHEET | APPROVAL | DESCRIPTION | REF.
AS-BUILT:

DESIGNED BY: RAFAEL HOLCOMBE
DRAWN BY: JONATHAN GOBER

REGISTERED PROFESSIONAL ENGINEER RAFAEL J. HOLCOMBE No. 16165 CIVIL STATE OF CALIFORNIA

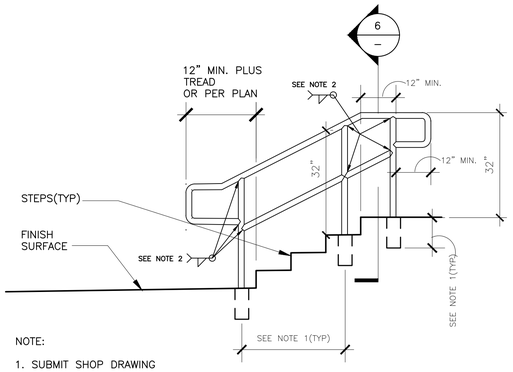
REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
DETAILS 2

GRAPHIC SCALE | PAGE | FIELD BOOK

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SHEET 18 OF 37
DRAWING NO.

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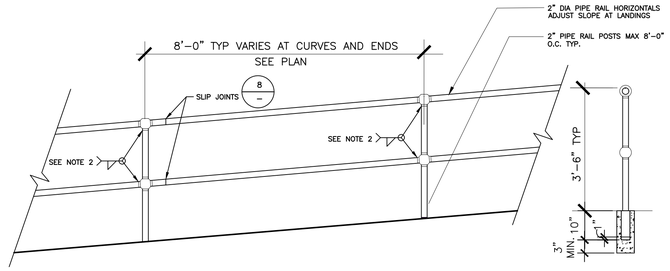
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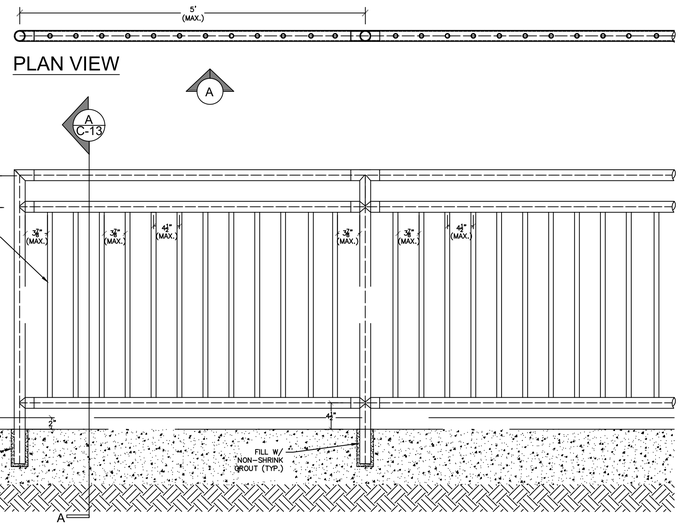
NOTE:

1. SUBMIT SHOP DRAWING

A C-8 STAIR HANDRAIL (TYP)
SCALE: 1/2" = 1'-0"

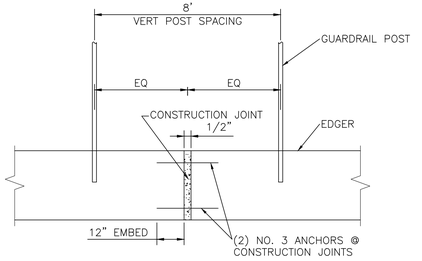


A C-8 SAFETY RAIL AT WALKWAY
SCALE: 1/2" = 1'-0"



PROMENADE ALUMINUM GUARDRAILING WITH PICKETS
A C-8
SCALE: 1/2" = 1'-0"

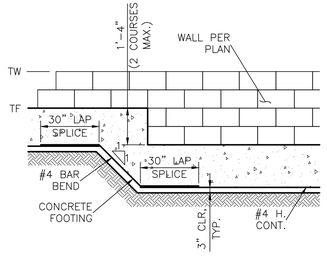
A-A C-8 HANDRAIL (TYP)
SCALE: 1/2" = 1'-0"



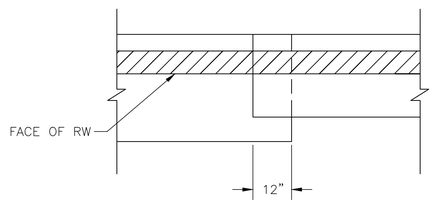
B C-12 CONSTRUCTION JOINT DETAIL
N.T.S.

NOTES:

1. CONSTRUCTION JOINTS CAN BE USED IN LIEU OF EXPANSION JOINTS AND SHALL NOT EXCEED A WIDTH OF ½".
2. CONSTRUCTION JOINT MATERIAL SHALL CONSIST OF ½" EXPANSION JOINT FILLER CONFORMING TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR PREFORMED SPONGE RUBBER AND CORK EXPANSION JOINT FILLERS FOR CONCRETE PAVING AND STRUCTURAL CONSTRUCTION, AASHTO DESIGNATION: M153, TYPES I, II, OR III OR THE SPECIFICATION FOR PREFORMED EXPANSION JOINT FILLERS FOR CONCRETE PAVING AND STRUCTURAL CONSTRUCTION, AASHTO DESIGNATION: M213, AS PER STATE D.O.T. STANDARD SPECIFICATION LATEST DESIGNATION.

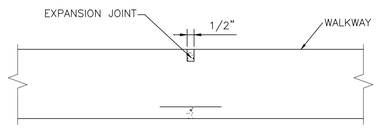


A C-8 FOOTING TRANSITION DETAIL
N.T.S.



PLAN

D C-8 STEP FOOTING DETAILS
N.T.S.



C C-8 EXPANSION JOINT DETAIL
N.T.S.

NOTES:

1. EXPANSION JOINT MATERIAL SHALL CONSIST OF ½" EXPANSION JOINT FILLER CONFORMING TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR PREFORMED SPONGE RUBBER AND CORK EXPANSION JOINT FILLERS FOR CONCRETE PAVING AND STRUCTURAL CONSTRUCTION, AASHTO DESIGNATION: M153, TYPES I, II, OR III OR THE SPECIFICATION FOR PREFORMED EXPANSION JOINT FILLERS FOR CONCRETE PAVING AND STRUCTURAL CONSTRUCTION, AASHTO DESIGNATION: M213, AS PER STATE D.O.T. STANDARD SPECIFICATION LATEST DESIGNATION.

REVISIONS

No.	DATE	SHEET	APPROVAL	DESCRIPTION

AS-BUILT: REF.

DESIGNED BY: RAFAEL HOLCOMBE
DRAWN BY: JONATHAN GOBER

REGISTERED PROFESSIONAL ENGINEER RAFAEL J. HOLCOMBE No. C-18425 CIVIL STATE OF CALIFORNIA

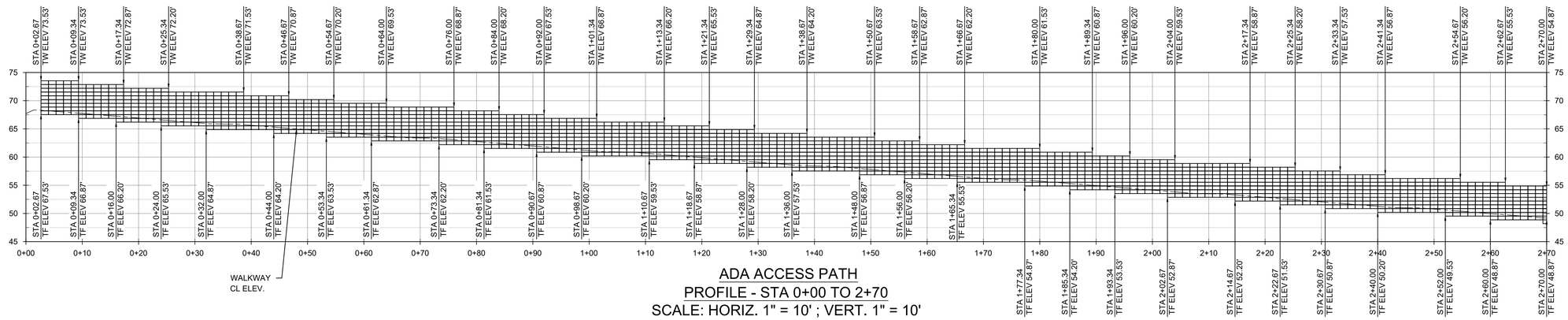
REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
DETAILS 3

GRAPHIC SCALE
PAGE
FIELD BOOK

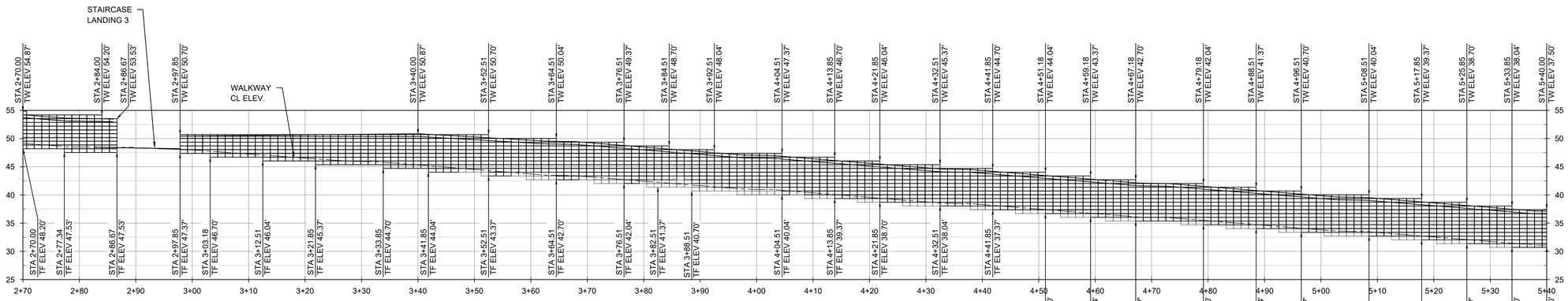
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SHEET 19 OF 37
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17885 VON KARMAN AVE #500, IRVINE, CA 92614
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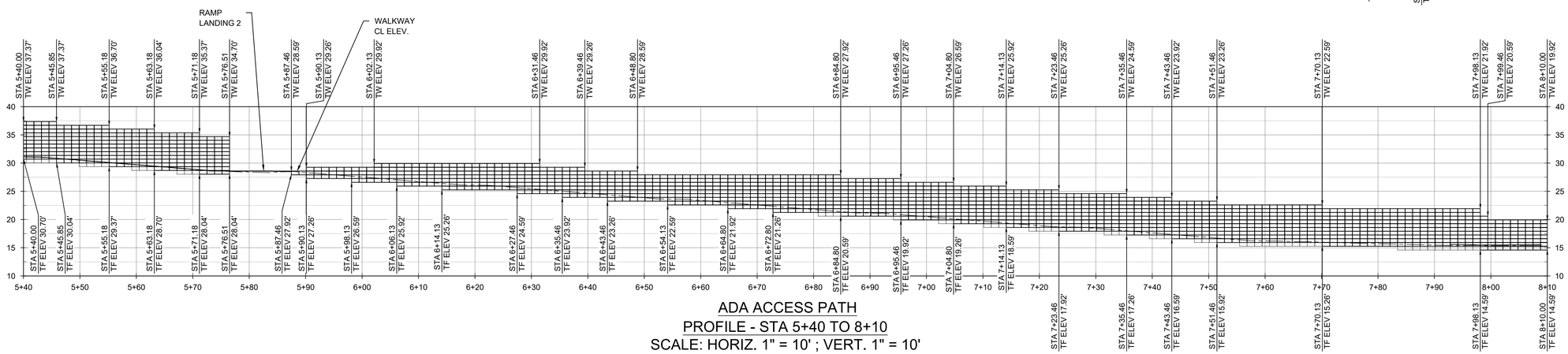
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ADA ACCESS PATH
PROFILE - STA 0+00 TO 2+70
SCALE: HORIZ. 1" = 10' ; VERT. 1" = 10'



ADA ACCESS PATH
PROFILE - STA 2+70 TO 5+40
SCALE: HORIZ. 1" = 10' ; VERT. 1" = 10'



ADA ACCESS PATH
PROFILE - STA 5+40 TO 8+10
SCALE: HORIZ. 1" = 10' ; VERT. 1" = 10'

REVISIONS

No.	DATE	SHEET	APPROVAL	DESCRIPTION

AS-BUILT:

DESIGNED BY: RAFAEL HOLCOMBE
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CIVIL
STATE OF CALIFORNIA

REF.:

REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
ACCESS PATH RETAINING WALL PROFILES

GRAPHIC SCALE:

PAGE

FIELD BOOK

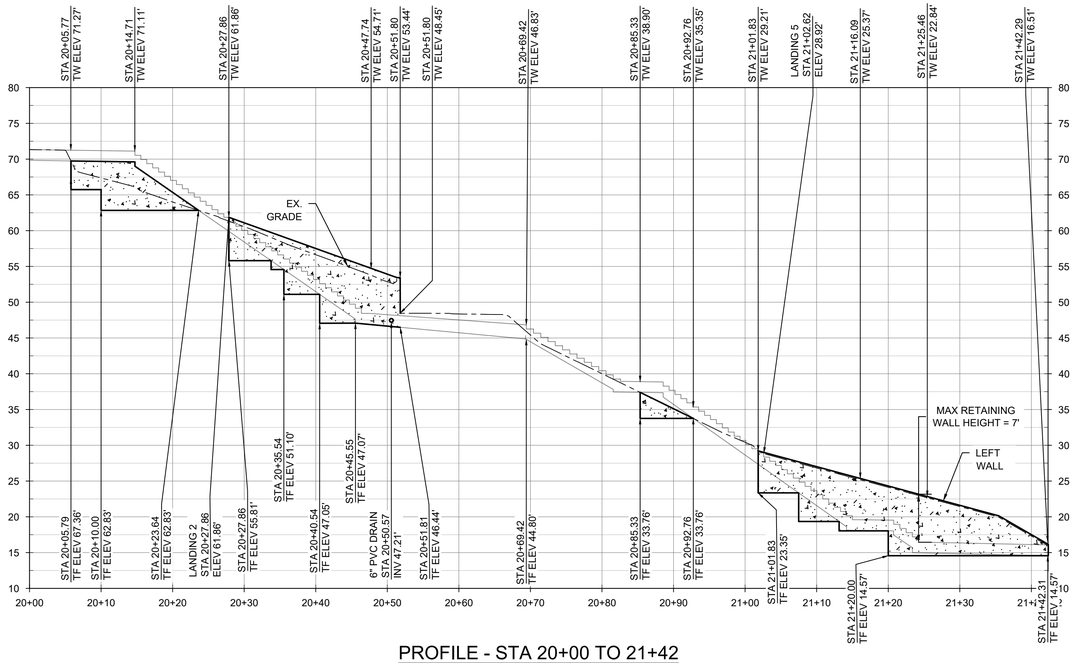
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C-14

SHEET
20 OF 37

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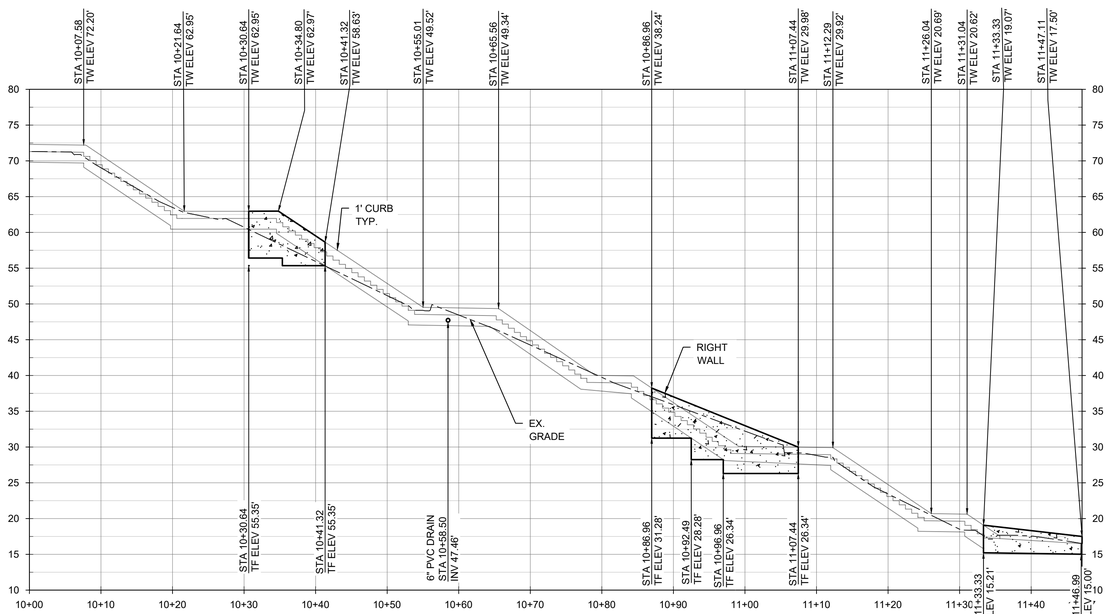
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PROFILE - STA 20+00 TO 21+42

STAIRCASE - SOUTH



PROFILE - STA 10+00 TO 11+47

STAIRCASE - NORTH

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DESIGNED BY: RAFAEL HOLCOMBE

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RAFAEL J. HOLCOMBE
No. 16148
CIVIL
STATE OF CALIFORNIA

REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277

STAIRCASE RETAINING WALL PROFILES

GRAPHIC SCALE: 1" = 20'

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LEGEND

- DIRECTION ARROW
- BIKE PATH
- ELETRIC PULL BOX
- WATER METER
- MANHOLE
- GRATE
- SIGN
- IRRIGATION HEAD
- LIGHT POLE
- PARKING METER
- SEWER MANHOLE
- CHAINLINK FENCE
- WATER VALVE
- GAS METER
- BLOCK/RETAINING WALL
- SEAT WALL W/PILASTER
- (N) BOLLARD LIGHTING
- (N) SRT GEOPIER PILES
- PCC

1 / C-15 EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 30'







2 / C-10 CONTRACTOR DELIVERY AREAS
SCALE: N.T.S.

EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES:

1. In case of emergency, call _____ at _____
   Please fill in name and number
2. Total Disturbed Area 38,829 sf WDID # _____
   i. Risk Level 1 2 3 (circle one as determined by State General Permit for sites greater than 1 acre)
3. A stand-by crew for emergency work shall be available at all times during the rainy season (November 1 to April 15). Necessary materials shall be available on-site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain is imminent.
4. Erosion control devices shown on this plan may be removed when approved by the Building Official if the grading operation has progressed to the point where they are no longer required.
5. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of slope at the conclusion of each working day. All loose soils and debris that may create a potential hazard to off-site property shall be stabilized or removed from the site on a daily basis.
6. All silt and debris shall be removed from all devices within 24 hours after each rainstorm and be disposed of properly.
7. A guard shall be posted on the site whenever the depth of water in any device exceeds two feet. The device shall be drained or pumped dry within 24 hours after each rainstorm. Pumping and draining of all basins and drainage devices must comply with the appropriate BMP for dewatering operations.
8. The placement of additional devices to reduce erosion damage and contain pollutants within the site is left to the discretion of the Field Engineer. Additional devices as needed shall be installed to retain sediments and other pollutants on site.
9. Storm Water Pollution and Erosion Control devices are to be modified, as needed, as the project progresses, the design and placement of these devices is the responsibility of the field engineer. Plans representing changes must be submitted for approval if requested by the Building Official.
10. Every effort should be made to eliminate the discharge of non-storm water from the project sites at all times.
11. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses, or wind.
12. Stockpiles of earth and other construction-related materials must be protected from being transported from the site by the forces of wind or water.
13. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soils and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
14. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.
15. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly if there is a 50% or greater probability of predicted precipitation, and after actual precipitation. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official (copies of the self-inspection check list and inspection logs are available upon request).
16. Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
17. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
18. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
19. As the engineer/QSD of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored, and maintained to ensure their effectiveness.

   _____ Civil Engineer/QSD Signature _____ Date

20. The following notes must be on the plan:

    As the project owner or authorized agent of the owner, "I certify that this document and all attachments were prepared under my direction or supervision in accordance with the system designed to ensure that a qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/ or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

    _____ Owner or Authorized Representative (Permittee) _____ Date

21. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly as required by the State Construction General Permit. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official.
22. The following BMPs from the "CASQA Construction BMP Online Handbook" must be implemented for all construction activities as applicable. As an alternative, details from "Caltrans Stormwater Quality Handbooks, Construction Site Best Management Practices (BMP) Manual" may be used. Additional measures may be required if deemed appropriate by the Building Official.

EROSION CONTROL
EC1 – SCHEDULING
EC2 – PRESERVATION OF EXISTING VEGETATION
EC3 – HYDRAULIC MULCH
EC4 – HYDROSEEDING
EC5 – SOIL BINDERS
EC6 – STRAW MULCH
EC7 – GEOTEXTILES & MATS
EC8 – WOOD MULCHING
EC9 – EARTH DIKES AND DRAINAGE SWALES
EC10 – VELOCITY DISSIPATION DEVICES
EC11 – SLOPE DRAINS
EC12 – STREAMBANK STABILIZATION
EC13 – RESERVED
EC14 – COMPOST BLANKETS
EC15 – SOIL PREPARATION/ROUGHENING
EC16 – NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL
SE1 – SILT FENCE
SE2 – SEDIMENT BASIN
SE3 – SEDIMENT TRAP
SE4 – CHECK DAM
SE5 – FIBER ROLLS
SE6 – GRAVEL BAG BERM
SE7 – STREET SWEEPING AND VACUUMING
SE8 – SANDBAG BARRIER
SE9 – STRAW BALE BARRIER
SE10 – STORM DRAIN INLET PROTECTION
SE11 – ACTIVE TREATMENT SYSTEMS
SE12 – TEMPORARY SILT DIKE
SE13 – COMPOST SOCKS & BERMS
SE14 – BIOFILTER BAGS

WIND EROSION CONTROL
WE1 – WIND EROSION CONTROL

TEMPORARY TRACKING CONTROL
TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 – STABILIZED CONSTRUCTION ROADWAY
TC3 – ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT
NS1 – WATER CONSERVATION PRACTICES
NS2 – DEWATERING OPERATIONS
NS3 – PAVING AND GRINDING OPERATIONS
NS4 – TEMPORARY STREAM CROSSING
NS5 – CLEAR WATER DIVERSION
NS6 – ILLICIT CONNECTION/DISCHARGE
NS7 – POTABLE WATER/IRRIGATION
NS8 – VEHICLE AND EQUIPMENT CLEANING
NS9 – VEHICLE AND EQUIPMENT FUELING
NS10 – VEHICLE AND EQUIPMENT MAINTENANCE
NS11 – PILE DRIVING OPERATIONS
NS12 – CONCRETE CURING
NS13 – CONCRETE FINISHING
NS14 – MATERIAL AND EQUIPMENT USE
NS15 – DEMOLITION ADJACENT TO WATER
NS16 – TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL
WM1 – MATERIAL DELIVERY AND STORAGE
WM2 – MATERIAL USE
WM3 – STOCKPILE MANAGEMENT
WM4 – SPILL PREVENTION AND CONTROL
WM5 – SOLID WASTE MANAGEMENT
WM6 – HAZARDOUS WASTE MANAGEMENT
WM7 – CONTAMINATION SOIL MANAGEMENT
WM8 – CONCRETE WASTE MANAGEMENT
WM9 – SANITARY/SEPTIC WASTE MANAGEMENT
WM10 – LIQUID WASTE MANAGEMENT

REVISIONS

No.	DATE	SHEET	APPROVAL	DESCRIPTION

AS-BUILT: REF.:

DESIGNED BY: RAFAEL HOLCOMBE
DRAWN BY: JONATHAN GOBER

REGISTERED PROFESSIONAL ENGINEER RAFAEL J. HOLCOMBE No. C-58469 CIVIL STATE OF CALIFORNIA

REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
EROSION AND SEDIMENT CONTROL PLAN

GRAPHIC SCALE: 1" = 20' (40' 20' 0 10' 20')

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SECTION 02900
LANDSCAPE PLANTING

PART 1: GENERAL

A. CONTRACTOR SHALL PROVIDE LABOR, MATERIALS, WEEDING, PLANT MATERIALS, SOIL ADDITIVES, SOIL PREPARATION, PLANTING, MULCHING, AND FACILITIES REQUIRED FOR LANDSCAPING WORK AS INDICATED ON DRAWINGS AND SPECIFIED, COMPLETE.

B. DURING PROGRESS OF THE WORK MAINTAIN AT SITE A SUPERINTENDENT AND ASSISTING PERSONNEL WHO ARE ALL SATISFACTORY TO THE OWNER. SUPERINTENDENT SHALL NOT BE CHANGED, EXCEPT WITH CONSENT OF OWNER. SUPERINTENDENT SHALL REPRESENT CONTRACTOR IN CONTRACTO'S ABSENCE, AND ALL DIRECTION GIVEN TO SUPERINTENDENT SHALL BE BINDING AS IF GIVEN TO CONTRACTOR.

C. PROVIDE AT LEAST ONE PERSON APPROVED BY OWNER WHO SHALL BE PRESENT AT ALL TIMES DURING PRUNING (IF NEEDED) OPERATIONS, WHO SHALL BE THOROUGHLY FAMILIAR WITH TYPE OF WORK INVOLVED, AND WHO SHALL DIRECT ALL PRUNING WORK. TREE PRUNER SHALL HAVE PROOF OF ISA- INTERNATIONAL ASSOCIATION OF ARBORCULTURE ARBORIST CERTIFICATION.

D. INSTALLER QUALIFICATIONS: COMPANY SHALL HAVE A MINIMUM OF 5 YEARS OF DOCUMENTED EXPERIENCE IN INSTALLATION OF PLANT MATERIALS IN THE LOCAL VICINITY.

E. TESTS AND INSPECTIONS: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL OF LANDSCAPE ARCHITECT AT PLACE OF GROWTH AND / OR UPON DELIVERY FOR CONFORMITY TO SPECIFICATION : SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF WORK.

F. PLEASE NOTE: THE PLANT MATERIAL IS NOT READILY AVAILABLE FROM NURSERIES. CONTRACTOR NEEDS TO PLAN FOR THE INSTALLATION A MINIMUM 1 YEAR AHEAD OF ACTUAL PLANTING INSTALLATION BY CONTRACT GROWING THE PLANTS FOR LATER DELIVERY.

G. HEALTH AND VIGOR OF PLANT MATERIAL IS THE SOLE RESPONSIBILITY OF CONTRACTOR.

H. PLANT MATERIALS DELIVERED TO CONTRACTOR THAT ARE FOUND TO BE DIFFERENT THAN SPECIFIED AND OR NOT APPROVED BY CHANGE ORDER, DAMAGED, ROOT BOUND, PLANTED IN IMPROPER GROWTH MEDIA, OR IN DISTRESSED CONDITION SHALL BE REJECTED AND REMOVED FROM SITE AND REPLACED BY APPROVED MATERIALS.

PART 2. SOIL CONFORMANCE:

A. CONTRACTOR SHALL ENGAGE SERVICES OF A QUALIFIED AGRICULTURAL SOIL TESTING LABORATORY TO PERFORM SOIL TESTING SERVICES OF ALL TYPICAL AREAS THAT ARE TO BE PLANTED.

B. SOILS TESTING FOR PLANTING AREAS SHALL BE PERFORMED BY WALLACE LABORATORIES, 365 CORAL CIRCLE, EL SEGUNDO, CA 90245, TEL: (310) 615-0116, FAX: (310) 640-6863.

C. AFTER GRADING WORK HAS BEEN COMPLETED AND PRIOR TO PLANTING OPERATIONS, SOIL AREAS WILL BE TESTED BY DESIGNATED LAB TO CONFIRM SOIL PREPARATION RECOMMENDATIONS AS INDICATED IN THE BASE MINIMUM 6 SOIL SAMPLES SHALL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR SHALL MAKE ADJUSTMENTS TO COMPLY WITH FINAL SOILS PREPARATION RECOMMENDATIONS AS DIRECTED BY SOIL TESTING LABORATORY AND THE LANDSCAPE ARCHITECT.

NOTE: IN THE EVENT CONDITIONS ARE SUBSTANTIALLY DIFFERENT THAN DESCRIBED BASE BID, ADJUSTMENT WILL BE MADE BY CHANGE ORDER AS AGREED UPON WITH OWNER.

D. ALL PROPOSED IMPORT SOIL IF REQUIRED, FOR PLANTING AREAS MUST BE APPROVED BY SOIL TESTING LABORATORY, PRIOR TO DELIVERY TO SITE. COST FOR SOILS TESTS FOR APPROVAL SHALL BE PAID BY CONTRACTOR. CONTRACTOR SHALL IDENTIFY SOURCE OF IMPORTED SOIL. CONTRACTOR'S REPRESENTATIVE SHALL COLLECT SAMPLES AT THE SOURCE AND SHALL SUBMIT SAMPLES TO SOIL TESTING LABORATORY.

E. SERVICES OF THE LABORATORY SHALL BE AS FOLLOWS:

(1) TAKE A MINIMUM OF SIX SAMPLES OR ONE SAMPLE PER 5000 SQ.FT. (WHATEVER QUANTITY IS GREATER) OF BASE SOIL AFTER COMPLETON OF ROUGH GRADING IN LANDSCAPE AREAS AS DIRECTED BY LANDSCAPE ARCHITECT

(2) PROVIDE A CHEMICAL ANALYSIS REPORT OF EACH INDIVIDUAL SAMPLE TO COVER THE FOLLOWING:
- (A) PERCENTAGE OF ORGANIC MATTER
- (B) SALINITY
- (C) PH
- (D) LIME CONTENT
- (E) MINERAL NUTRIENTS , INCLUDING CONCENTRATIONS OF NITROGEN, PHOSPHORUS, POTASSIUM, CALCIUM, MAGNESIUM, IRON, MANGANESE, ZINC, COPPER, SULFUR, AND MOLYBDENUM.
- (F) POTENTIAL HAZARDS OF IMPEDIMENTS TO PLANT GROWTH FROM SALINITY, SODIUM CHLORIDE, BORON, IMPAIRED SOIL STRUCTURE, OR DAMAGE.

(3) CONTRACTOR SHALL PROVIDE RECOMMENDATIONS FOR COMPACTION, ORGANIC MATERIALS, FERTILIZERS, AND OTHER MATERIALS FOUND NECESSARY TO AMMEND BASE SOIL FOR OPTIMUM PLANT GROWTH.

(4) PRESCRIBE A BACKFILL MIX, OR MIXES. AS APPROPRIATE TO BE EMPLOYED IN PLANTING OF ALL PLANTS FOR THE PROJECT.

(5) PROVIDE PERIODIC SAMPLING AND LABORATORY TESTING OF PREPARED LANDSCAPE PLANTING AREAS TO ENSURE COMPLIANCE WITH RECOMMENDATIONS. AREAS OF TESTING AND QUANTITY OF TESTS SHALL BE AS DIRECTED BY CITY.

(6) TESTING LABORATORY SHALL FOLLOW THE STANDARDS SET FORTH IN THE USDA AGRICULTURAL SUITABILITY TEST IN ACCORD WITH HANDBOOK-60 AND THE UNIVERSITY OF CALIFORNIA SOIL FERTILITY TEST FOR SOILS ANALYSIS.

2.1 SUBMITTALS

A. SUBMIT MANUFACTURER'S DATA SHEETS ON **ALL** PRODUCTS INCLUDING AMENDMENTS, SOILS PLANT MATERIALS, COBBLES AND MULCHES ETC. INDICATE SPECIFIC PIECE, ITEM, OR PART NUMBER.

B. SUBMIT DOCUMENTATION TO LANDSCAPE ARCHITECT FOR APPROVAL WITHIN 30 DAYS OF GENERAL CONTRACT AWARD AND A MINIMUM 1 (ONE) YEAR PRIOR TO INSTALLATION MATERIALS BY SIZE, SOURCE, AND QUANTITY REQUIRED.

C. PLEASE NOTE THAT DUE TO SHORTAGES, PLANT MATERIALS WILL MOST LIKELY NEED TO BE CONTRACT GROWN TO ENSURE AVAILABILITY. IT IS THE GENERAL CONTRACTOR'S RESPPONSIBILITY TO HIRE THE LANDSCAPE SUBCONTRACTOR AT THE BEGINNING OF THE JOB TO ENSURE THE REQUITRED COMPLETION DATE DELIVERY OF THE PROJECT.

D. ALL SUBSTITUTIONS DUE TO UNAVAILABILITY SHALL BE REQUESTED IN WRITING PRIOR TO CONFIRMATION OF ORDERING . ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY LANDSCAPE ARCHITECT AND OWNER.

E. CERTIFICATIONS: AFTER LANDSCAPE IRRIGATION AND PLANTING WORK HAVE BEEN COMPLETED AND APPROVED BY THE LANDSCAPE ARCHITECT, PROVIDE A LETTER TO OWNER STATING THAT WORK HAS BEEN DONE IN ACCORD WITH DRAWINGS AND SPECIFICATIONS, AND IT IS AGREED THAT THE MAINTENANCE PERIOD SHALL COMMENCE ON (DAY , DATE, YEAR).

2.2 PROJECT CONDITIONS

A. PROTECT AND MAINTAIN ALL SURROUNDING EXISTING PLANT MATERIALS. THIS INCLUDES MAINTAINING ALL PROTECTIVE BARRIERS IN PLACE. VEHICLES AND EQUIPMENT SHALL NOT BE PARKED, SERVICED, OR OPERATED WITHIN THE DRIP LINE OF EXISTING STREET TREES OR WITHIN NEWLY PLANTED AREAS. PERSONNEL NOT REQUIRED FOR INSTALLATION WORK SHALL BE BARRED FROM THE PLANTED AREA.

B. SEQUENCING: DO NOT COMMENCE PLANTING UNTIL SITE GRADING, AND WALKWAY CONSTRUCTION IS COMPLETED, SOIL IMPORT AND PREPARATION, IRRIGATION, HAVE BEEN COMPLETED AND APPROVED BY LANDSCAPE ARCHITECT. (PLEASE NOTE SLOPE PLANTERS SHALL NOT BE RIPPED, BUT LARGE PLANTING HOLES ARE REQUIRED, SEE DETAIL ON PLANS.)

2.3 WARRANTY

A. WARRANT ALL PLANT MATERIALS FOR A PERIOD OF 365 DAYS (12 MONTHS) AFTER DATE OF ACCEPTANCE BY LANDSCAPE ARCHITECT.

B. UPON WRITTEN NOTICE FROM LANDSCAPE ARCHITECT AND OR OWNER, PROMPTLY REPLACE ALL DEAD, DYING OR DAMAGED PLANT MATERIALS DURING WARRANTY PERIOD AS DETERMINED BY CONTRACT.

C. REPLACEMENT OF PLANT MATERIALS SHALL BE AT THE SIZE REJECTED BY OWNER, EXCEPT MATERIALS THAT HAVE BEEN REJECTED DUE TO ACTS OF GOD WILL BE REPLACED AT OWNER'S EXPENSE. ACTS OF GOD DO NOT INCLUDE DISEASES, PESTS OR MOISTURE EXTREMES NOTED HEREIN.

PART 3 MATERIALS/PRODUCT HANDLING

A. DELIVERY:

1. DELIVER FERTILIZER TO SITE IN ORIGINAL UNOPENED CONTAINERS BEARING MANUFACTURER'S GUARANTEED CHEMICAL ANALYSIS, NAME, TRADEMARK AND CONFORMANCES TO STATE LAW, DELIVER BULK MATERIALS TO SITE WITH CERTIFICATE THAT INCLUDES MANUFACTURERS, QUANTITY, CHEMICAL ANALYSIS, TRADEMARK, AND CONFORMANCES TO STATE LAW. CONTRACTOR SHALL SECURE WORK STAGING AND STORAGE AREA NEAR THE SITE FROM THE CITY OF REDONDO BEACH..

2. FURNISH RECEIPTS FOR ALL SOIL STABILIZATION PRODUCTS, IMPORTED SOILS, AMENDMENTS, PLANT MATERIALS, ETC TO OWNER.

3. DELIVER ALL PLANTS WITH LEGIBLE IDENTIFICATION LABELS.

4. PROTECT ALL MATERIALS ESPECIALLY PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE.

5. NOTIFY LANDSCAPE ARCHITECT 7 DAYS IN ADVANCE OF DELIVERY OF ALL SUPPLIED PLANT MATERIALS AND SUBMIT AN ITEMIZED LIST OF PLANTS INCLUDED IN EACH DELIVERY.

B. STORAGE:

1.PLANT MATERIALS SHALL BE MAINTAINED HEALTHY AND VIGOROUS. THIS INCLUDES, BUT IS NOT LIMITED TO, ACQUIRE ALL NECESSARY CITY PERMITS, MAINTAINING ROOT BALLS WITH ADEQUATE MOISTURE. STORAGE SHALL BE MINIMIZED AS THE SITE IS AN ACTIVE URBAN AREA. CONTRACTOR MUST ARRANGE SECURED STORAGE NEAR THE SITE IF REQUIRED, AND OR ARRANGE FOR DAILY DELIVERIES AND PLANT AND INSTALL ONLY THE MATERIALS THAT CAN BE INSTALLED DAILY.

2. DO NOT STORE PLANTS DIRECTLY ON ASPHALT PAVING. PROVIDE SHADE AND WATER FOR STORED PLANT CONTAINERS IN OUTDOOR STORAGE AREAS.

C. ORGANIC AMENDMENT:

1. HUMUS MATERIAL SHALL HAVE AN ASH CONTENT OF NOT LESS THAN 8% AND NOT MORE THAN 50 %.

2. THE PH OF THE MATERIAL SHALL BE BETWEEN 6 AND 7.5.

3. THE SALT CONTENT SHALL BE LESS THAN 10 MILLIMHO/CM AT 25 DEGREE CELCIUS (ECE LESS THAN 10) IN A SATURATED PASTE EXTRACT. THE MAXIMUM RATE OF APPLICATION SHALL NOT EXCEED 15% BY VOLUME UNLESS THE SALINITY IS LOWER THAN 10 MILLIMHO/CM AT 25 DEGREE CELCIUS.

4. BORON CONTENT OF THE SATURATED EXTRACT SHALL BE LESS THAN 1 PART PER MILLION.

5. SILICON CONTENT (ACID-INSOLUBLE ASH) SHALL BE LESS THAN 20%.

6. CALCIUM CARBONATE SHALL NOT BE PRESENT.

7. TYPES OF ACCEPTABLE PRODUCTS ARE COMPOSTS, MANURES, MUSHROOM COMPOSTS, STRAW, ALFAFA, PEAT MOSSES, ETC., LOW IN SALTS, LOW IN HEAVY METALS, FREE FROM WEED SEEDS, FREE OF PATHOGENS, AND OTHER DELETERIOUS MATERIALS.

8. APPROVED SOIL AMENDMENT SUPPLIERS:

A. EARTH WORKS- COMPOSTED WASHED STEER MANURE, TEL: (310) 322-9702.

B. AGUINAGA FERTILIZER CO.- HYDRO BLEND TEL: (949) 786-9558.

C. CAL-BLEND COMPOSTED GRASS, TEL: (800) 425 -3631.

9. COMPOSED WOOD PRODUCTS ARE CONDITIONALLY ACCEPTABLE (STABLE HUMUS SHALL BE PRESENT). WOOD BASED PRODUCTS ARE NOT ACCEPTABLE WHICH ARE BASED ON REDWOOD OR CEDAR. CONTRACTOR SHALL SUBMIT RECENT SOIL TESTS OF WOOD BASED HUMUS PRODUCTS PRIOR TO DELIVERY TO SITE. ALL HUMUS MATERIALS WILL BE ASSESSED ACCORDING TO THE STANDARDS IN THESE SPECIFICATIONS.

10. SLUDGE BASED MATERIALS ARE NOT ACCEPTABLE.

11. CARBON NITROGEN RATIO SHALL BE LESS THAN 20:1.

12. THE COMPOST SHALL BE AEROBIC WITHOUT MALODOROUS PRESENCE OF DECOMPOSITION PRODUCTS.

D. WATER: FURNISHED BY CITY DISTRIBUTION AND CONNECTIONS BY CONTRACTOR.

E. ON-SITE AND IMPORT SOIL MATERIALS FOR PLANTING AREA SHALL BE AS FOLLOWS:

1. SOIL: FREE OF ROOTS, CLODS, AND STONES LARGER THAN 1 IN. IN THE GREATEST DIMENSION, POCKETS OF COURSE SAND, NOXIOUS WEEDS, STICKS, BRUSH, AND OTHER LITTER. IT SHALL NOT BE INFESTED WITH NEMATODES OR OTHER UNDESIRABLE DISEASE ORGANISMS SUCH AS INSECTS AND PLANT PATHOGENS. SOIL SHALL BE FRIABLE AND HAVE SUFFICIENT STRUCTURE IN ORDER TO GIVE GOOD TILTH AND AERATION TO THE SOIL. TOTAL PORE SPACE CONTENT ON A VOLUME/VOLUME BASIS SHALL BE AT LEAST 15 % WHEN MOISTURE IS PRESENT AT FIELD CAPACITY. SOIL SHALL HAVE A FIELD CAPACITY OF AT LEAST 15% BY WEIGHT.

2. GRADATION LIMITS: SOIL SHALL BE SANDY LOAM, OR LOAM, AND SIMILAR TO THE SITE SOIL. THE SELECTION SHALL BE ACCEPTABLE TO CITY'S SITE GEOTECHNICAL ENGINEER AND AGRONOMIST. THE DEFINITION OF SOIL TEXTURE SHALL BE IN ACCORD WITH USDA CLASSIFICATION SCHEME. OBTAIN CITY'S APPROVAL PRIOR TO GRADING OPERATIONS.

3. PERMEABILITY RATE: HYDRAULIC CONDUCTIVITY RATE SHALL BE LESS THAN 1 IN. PER HOUR NOT MORE THAN 20 IN . PER HOUR WHEN TESTED IN ACCORD WITH USDA HANDBOOK NO. 60, METHOD 34B OR THER CITY APPROVED METHODS.

4. ACIDITY: SOIL PH RANGE MEASURED IN THE SATURATION EXTRACT (USDA HANDBOOK NO. 60, METHOD 21A) SHALL BE 6.0 TO 7.9.

5. SALINITY: SALINITY RANGE MEASURED IN THE SATURATION EXTRACT (USDA HANDBOOK NO. 50, METHOD 3A) SHALL BE 0.5 TO 2.0 DS/M. IF CALCIUM IONS AND SULFATE IONS BOTH EXCEED 10 MILLIEQUIVALENTS PER LITER IN THE SATURATION EXTRACT THE MAXIMUM SALINITY SHALL BE 4.0 DS/M.

6. CHLORIDE: MAXIMUM CONCENTRATION OF SOLUBLE CHLORIDE IN THE SATURATION EXTRACT (USDA HANDBOOK NO. 60, METHOD 3A) SHALL BE 150 MG/1 PARTS PER MILLION).

7. BORON: MAXIMUM CONCENTRATION OF SOLUBLE BORON IN THE SATURATION EXTRACT (USDA HANDBOOK NO. 60, METHOD 3A) SHALL BE 150 MG/1 (PARTS PER MILLION).

8. SODIUM ABSORPTION RATION (SAR): MAXIMUM SAR SHALL BE 6 MEASURED IN ACCORD WITH USDA HANDBOOK NO. 60, METHOD 20B.

9. SOIL ORGANIC MATTER CONTENT: SUFFICIENT SOIL ORGANIC MATTER SHALL BE PRESENT TO IMPART GOOD PHYSICAL SOIL PROPERTIES, BUT NOT BE EXCESSIVE TO CAUSE TOXICITY OR CAUSE EXCESSIVE REDUCTION IN THE VOLUME OF SOIL DUE TO DECOMPOSITION OF ORGANIC MATTER. CALCIUM CARBONATE CONTENT- FREE CALCIUM CARBONATE (LIMESTONE) SHALL NOT BE PRESENT.

10. FERTILITY-RANGE OF ESSENTIAL ELEMENTAL CONCENTRATION IN SOIL SHALL BE AS FOLLOWS:

ELEMENT	LOW [1]	HIGH [1]
PHOSPHORUS	2	40
POTASSIUM	40	220
IRON	2	35
MANGANESE	0.3	6
ZINC	0.6	8
COPPER	0.1	5
BORON	0.2	1
MAGNESIUM	50	150
SODIUM	0	100
SULFUR	25	500
MOLYBDERUM	0.1	30

[1] AMMONIUM BICARBONATE/DTPA EXTRACTABLE, PARTS PER MILLION (MG/KILOGRAM), DRY WEIGHT BASIS.

11. HEAVY METIALS: MAXIMUM PERMISSIBLE ELEMENTAL CONCENTRATION IN SOIL SHALL NOT EXCEED THE FOLLOWING:

METAL	PARTS PER MILLION (MG/KG)
ARSENIC	3
CADMUIUM	2
CHROMIUM	10
COBALT	2
LEAD	30
MERCURY	1
NICKEL	5
SELENIUM	3
SILVER	0.5
VANADIUM	3

12. PLEASE NOTE: TRI-C MYCO TABLETS ARE REQUIRED TO BE INSTALLED FOR ALL PLANTS IN THIS CONTRACT AT THE FOLLOWING RATES: 1GAL PLANTS 2 TABLETS, 5 GAL PLANTS 8 TABLETS,15 GAL PLANTS 22 TABS, 24" BOX 22 TABS ETC. TABS ARE AVAILABLE FROM TRI-C ENTERPRISES TEL:800.927.3311. WWW.NATURAL SOLUTIONS.COM. PLEASE NO SUBSTITUTIONS. . .

F. JUTE MATTING: JUTE MATTING SHALL BE INSTALLED OVER THE ENTIRE SITE PRIOR TO PLANTING.

PART 4: EXECUTION

4.1 EXAMINATION

A. ENSURE THAT FINAL GRADES TO +/-0.10 FT. HAVE BEEN ESTABLISHED PRIOR TO COMMENCING PLANTING OPERATIONS. PROVIDE FOR INCLUSION OF ALL AMENDMENTS, SETTLING, AND OTHER PREPARATORY NEEDS. BE RESPONSIBLE TO SEE THAT FINISH GRADING OF ALL PLANTING AREAS IS AS INDICATED ON CIVIL ENGINEERING PLANS AND AS DIRECTED BY LANDSCAPE ARCHITECT/ OWNER.

B. INSPECT SHRUBS, AND GROUND COVER PLANT MATERIAL FOR INJURY AND INSECT INFESTATION, AND SHRUBS FOR IMPROPER PRUNING. IN THE EVENT OF INJURY, INSECT INFESTATION, AND /OR IMPROPER PRUNING, IT SHALL BE BROUGHT TO OWNER'S ATTENTION FOR DIRECTION AS TO REMEDIAL ACTION TO BE TAKEN.

C. DO NOT BEGIN PLANTING OF ANY PLANTS UNTIL DEFICIENCIES HAVE BEEN CORRECTED OR PLANTS REPLACED, AS THE CASE MAY BE, UNLESS DIRECTED OTHERWISE BY LANDSCAPE ARCHITECT/ OWNER.

4.2 PREPARATION

A WEED CONTROL:

1. BEFORE AND DURING PRELIMINARY AND FINISH GRADING, DIG OUT ALL WEEDS AND GRASSES BY ROOTS AND DISPOSE OF OFF-SITE. PRIOR TO PLANTING, ELIMINATE ANY WEEDS PRESENT IN DELIVERED PLANT STOCK. GRASSES NOT OF PERENNIAL TYPE, EXCEPT FOR TORPEDO GRASS AND NUT GRASS, LESS THAN 2 ½ IN. HIGH AND NOT BEARING SEEDS MAY BE TURNED UNDER. PERENNIAL WEEDS AND GRASSES TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   - A.. NUT GRASS
   - B. ST. AUGUSTINE
   - C. PUNCTURE VINE
   - D. MORNING GLORY
   - E. DOG FENNEL
   - F. TORPEDO GRASS
   - G. COMMON BERMUDA GRASS
   - H. KIKUYU GRASS
2. SITE SHALL BE MAINTAINED WEED-FREE THROUGHOUT PLANTING OPERATIONS AND UNTIL FINAL ACCEPTANCE BY OWNER. PRIOR TO MULCHING, APPLY PREEMERGENT HERBICIDE FOR ALL SHRUB AND GROUNDCOVER AREAS CONSISTING OF RONSTAR, OR APPROVED EQUAL, WITH A DYE MARKER.
3. SUBMIT A WEED CONTROL PROGRAM TO OWNER FOR APPROVAL WITHIN 30 DAYS AFTER AWARD OF CONTRACT AND PRIOR TO STARTING WORK. INCLUDE ALL PRODUCT INFORMATION AND FREQUENCY OF WEED CONTROL OPERATIONS.

B. PREPLANTING SOIL PREPARATION FOR ALL PLANTED AREAS:

1. ALL PLANTED AREAS AREAS ARE SLOPE AREAS! SOIL PREPARATION SHALL BE LIMITED TO THE BACK FILL SOILS AT EACH PLANT PIT AREA. OWNER'S REPRESENTATIVE SHALL OBSERVE INITIAL PLANTING AND WILL REQUEST TEST FOR PERCOLATION OF THE PLANTED AREAS. IF PLANTER BOTTOMS DO NOT PERCOLATE, IF REQUIRED DRAINAGE HOLES SHALL BE INSTALLED AND PAID FOR BY CHANGE ORDER.
2. SOIL FOR PLANTING SHALL BE FREE OF ROCKS OVER ½ IN. IN DIAMETER, AND FREE OF FOREIGN DEBRIS, REFUSE, PLANTS OR ROOTS, CLODS, WEEDS, STICKS, SOLVENTS, PETROLEUM PRODUCTS, CONCRETE, BASE ROCK OR OTHER DELETERIOUS OR UNDESIRABLE AND UNWANTED MATERIALS. SOIL SHALL BE FREE OF SOIL-BORNE DISEASES AND CAPABLE OF SUSTAINING HEALTHY PLANT MATERIAL LIFE. MATERIALS NOT MEETING SUCH REQUIREMENTS SHALL BE REMOVED, INCLUDING ALL TEMPORARY ROAD BASES OR PAVEMENT ALREADY IN PLACE.

C. LANDSCAPE EROSION CONTROL:

1. PROVIDE SAND BAGS, SOD, AND /OR EROSION CONTROL SILT FENCE AT DRAINAGE SWALES UNTIL PLANTING IS ESTABLISHED AND SOIL HAS BEEN STABILIZED. SEE SECTION 02370, EROSION AND SEDIMENTATION CONTROL, FOR ADDITIONAL REQUIREMENTS.
2. REPAIR ALL SCARS CAUSED BY EROSION, AS APPROVED BY OWNER/CIVIL ENGINEER.

REVISIONS

No.	DATE	SHEET	APPROVAL	DESCRIPTION

AS-BUILT: REF.

DESIGNED BY: RAFAEL HOLCOMBE
DRAWN BY: JONATHAN GOBER

REGISTERED PROFESSIONAL ENGINEER
RAFAEL J. HOLCOMBE
No.7C-67958
Exp.06-30-25
CIVIL
STATE OF CALIFORNIA

REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
PLANTING SPECIFICATIONS (1 OF 2)

GRAPHIC SCALE
PAGE
FIELD BOOK

TETRA TECH
www.tetratech.com
17885 VON KARMAN AVE #500,
IRVINE, CA 92614
PHONE: (949) 809-5000

DRAWING REF. L-1
SHEET 23 OF 37
DRAWING NO.

LAST SAVED BY: ryan.cheyne
PLOT DATE: 7/14/25
SAVED PATH: C:\Users\Nancyz\Downloads\01 Baselfies

E. TOP SOIL PLACEMENT:

1. CONTRACTOR SHALL SUBMIT TO THE OWNER A SOIL HANDLING PROGRAM BASED ON THE SOIL LABORATORY TESTS RECOMMENDATIONS, THAT SHALL OUTLINE THE SPECIFIC PROCEDURES OF HANDLING IMPORT SOILS IF REQUIRED.

2. THE INTENT OF THIS PROJECT IS TO USE ON SITE SOILS, SCREENED OF ROCKS AND CENTRALLY MIXED AND AMENDED ACCORDING TO THE SOIL TESTING LAB'S RECOMMENDATIONS

3. THE AMENDED CENTRALLY MIXED SOILS SHALL BE PLACED IN THE DESIGNATED PLANTERS, AND WATERED MAINTAINING THE MAXIMUM 85 % COMPACTION OF THE SOIL IN THE PLANTED AREAS. PLEASE NOTE DELIVERY TRUCKS CAN NOT DRIVE ON SITE TO DELIVER SOIL IN PLACE. CONTRACTOR SHALL MIX BACKFILL OFF SITE AND DELIVER AMENDED SITE SOILS TO EACH PLANTING AREA. INSTALLING CONTRACTOR'S SOIL HANDLING PROCEDURES SHALL INCLUDE BUT NOT BE LIMITED TO THE USE OF VARIOUS EQUIPMENT, DELIVERY SCHEDULING, FLOTATION TIRES, ETC.

4. ANY SOILS THAT ARE OVER COMPACTED AT ANY TIME OF THE PROJECT SHALL BE RESTORED TO UNCOMPACTED STATE AT NO COST TO THE OWNER.

F. SOIL AMENDING:

1. SOIL PREPARATION FOR PLANTINGS: AFTER APPROXIMATE FINISHED GRADES HAVE BEEN ESTABLISHED, SOIL COMPACTION HAS BEEN VERIFIED TO NOT EXCEED 85 % COMPACTION, PITS FOR PLANTS SHALL BE DUG AND CENTRALLY MIXED SOIL IS AMENDED FOR BACKFILLING, THE FOLLOWING ORGANIC, SOIL AMENDMENTS, AND FERTILIZER RATES AND QUANTITIES SHALL BE USED FOR BID BASIS ONLY. FINAL SPECIFIC PLANTING SPECIFICATIONS WILL BE MADE AFTER ROUGH GRADING OPERATIONS ARE COMPLETE AND SOIL SAMPLES HAVE BEEN TESTED BY OWNER.

NOTE: IN THE EVENT CONDITIONS ARE SUBSTANTIALLY DIFFERENT THAN DESCRIBED BASE BID, ADJUSTMENT WILL BE MADE BY CHANGE ORDER AS AGREED UPON WITH OWNER.

2 AMENDMENT APPLICATION RATES PER VOLUME PER CUBIC YARD BASIS.

A.. ORGANIC AMENDMENT: 15 % BY VOLUME / 2 CU. YD (HUMUS MATERIAL)
B. COMMERCIAL FERTILIZERS: SINGLE SUPERPHOSPHATE (0-20-0): 1/2 LB.
C. POTASSIUM SULFATE (0-0-50): 1/3 LB.
D. UREAFORMALDEHYDE (38-0-0): 1/4 LB.
E. GYPSUM: 1/2 LB

4. DO NOT COMMENCE PLANTNG, UNTIL LANDSCAPE IRRIGATION SYSTEM HAS BEEN COMPLETED, FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS HAVE BEEN PROPERLY GRADED AND JUTE MATTING INSTALLED, AND THE WORK HAS BEEN APPROVED BY OWNER.

5. ALL PLANTINGS SHALL BE PLANTED IN OVERSIZED APPROXIMATELY 3 HOLES PARALLEL TO THE SLOPE HOLES PER THE DETAILS IN THE DRAWINGS.

6. REMOVE EACH PLANT FROM ITS CONTAINER AND PLANT IT IN SUCH A MANNER THAT WHEN SETTLED, IT BE 1-2 IN. HIGHER IN RELATION TO CONSTRUCTED FINISHED GRADE. PLACE EACH PLANT IN CENTER OF PIT AND BACKFILL, UNLESS SPECIFIED OTHERWISE, WITH PREPARED SOIL. FILLING WILL NOT BE PERMITTED AROUND TRUNKS OR STEMS. PROPERLY CUT OFF ALL BROKEN OR FRAYED ROOTS.

G. LAYOUT OF MAJOR PLANTINGS:

1. CONFIRM WITH CITY AND GOVERNING AGENCIES LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS. IF UNDERGROUND CONSTRUCTION OR UTILITY LINES ARE ENCOUNTERED DURING EXCAVATING OF PLANTING AREAS, OTHER LOCATIONS FOR PLANTING MAY BE SELECTED BY THE LANDSCAPE ARCHITECT.

2. LOCATIONS FOR PLANTS AND OUTLINES OF AREAS TO BE PLANTED SHALL BE LOCATED BY FLAG LOCATIONS FOR ALL PLANT MATERIAL SHALL BE AS DIRECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OR OWNER. LANDSCAPE ARCHITECT AND OR OWNER WILL HAVE SOLE RESPONSIBILITY TO DETERMINE FINAL PLANT MATERIALS LOCATIONS BASED ON FIELD CONDITIONS AND DESIGN INTENT.

3. INSPECT AND APPROVE ALL LANDSCAPE IRRIGATION WORK AND FINISH GRADING PRIOR TO START OF SHRUB PLANTING AS SPECIFIED. INTERIM WATERING SHALL INCLUDE PROVIDING TEMPORARY DRIP IRRIGATION TO ALL PLANT MATERIALS. REFER TO IRRIGATION DRAWINGS AND SPECIFICATIONS FOR REQUIREMENTS.

4. INSTALL EXCAVATED HOLES IN PER LOCATIONS ON THE DRAWINGS.

A. EXCESS SOIL GENERATED FROM PLANTING PITS AND NOT USED AS BACKFILL, OR WATER BASINS, CAN BE SPREAD OUT AND DISTRIBUTED ON THE SITE IF APPROVED BY CIVIL ENGINEER.

B. CENTER PLANTS IN PIT OR TRENCH. FACE PLANTS WITH FULLEST GROWTH AS DIRECTED BY LANDSCAPE ARCHITECT.

C. SET EACH PLANT PLUMB AND HOLD RIGIDLY IN POSITION UNTIL SOIL HAS BEEN TAMPED FIRMLY AROUND BALL OR ROOTS. PLANT ALL SHRUBS TO EXPOSE ORIGINAL SOIL AT ROOT CROWN.

D. USE THE BACKFILL DESCRIPTION SPECIFIED, PLEASE NOTE: THE SUGGESTED MIX IS INTENDED TO BE USED FOR BID BASIS ONLY. THE SPECIFIC BACKFILL SHALL BE MADE AFTER ROUGH GRADING OPERATIONS HAVE BEEN COMPLETED AND SOIL SAMPLES HAVE BEEN TESTED AND MIXES HAVE BEEN APPROVED BY THE LANDSCAPE ARCHITECT AND THE OWNER.

NOTE: IN THE EVENT CONDITIONS ARE SUBSTANTIALLY DIFFERENT THAN DESCRIBED IN BASE BID, ADJUSTMENT WILL BE MADE BY CHANGE ORDER AS AGREED UPON WITH OWNER.

5. IN A CENTRALIZED AREA, "CENTRAL MIX" ALL BACKFILL SOIL TO ACHIEVE A UNIFORM BLEND OF AMENDMENTS. THE INTENT IS TO ACHIEVE WELL-BLENDED SOIL AND NOT AMEND EACH PLANTING HOLE AT THE PLANT PIT. CLEAN UP UNUSED EXCAVATED SOIL AND DISPOSE AS DIRECTED BY CIVIL ENGINEER.PROTECT MIX FROM WATER UNTIL IT HAS BEEN PLACED AS BACKFILL AROUND PLANTS.

6. WHEN HARDPAN, MUCK, OR UNSUITABLE SOIL IS ENCOUNTERED, BREAK THROUGH TO CLEAN SOIL AND BACKFILL WITH PREPARED BACKFILL AS DIRECTED. LOOSEN COMPACTED SOIL AT SIDES AND BOTTOMS BY SCARIFYING OR OTHER APPROVED METHOD. SET ALL PLANTS TO FINISH GRADE AND FILL PIT WITH PREPARED SOIL, PROGRESSIVELY SETTLING SOIL ABOUT ROOT BALL BY WATER JETTING AND FLOODING TO REMOVE VOIDS.

7. CONTAINER REMOVAL: DO NOT INJURE ROOT BALL.

8. SET PLANT IN CENTER OF PIT IN A VERTICAL POSITION SO THAT CROWN OF BALL BE LEVEL WITH FINISH GRADE AFTER ALLOWING FOR WATERING AND SETTLING. PRIOR TO PLANTING SCARIFY ROOT BALL AS NEEDED OR AS REQUIRED BY THE LANDSCAPE ARCHITECT TO CUT ANY CIRCULAR ROOT SYSTEMS. TWO (2) INCH OF ROOT CROWN SHALL BE ABOVE FINISHED GRADE. SLOPE SOIL TO AVOID WATER COLLECTING AT BASE OF PLANT. PLANTS THAT ARE PLANTED AND DO NOT CONFORM TO THE ABOVE SPECIFICATIONS SHALL BE REPLANTED AT NO COST TO THE OWNER.

9. WATER BASINS

A. AFTER BACKFILLING CONSTRUCT AN EARTHEN BASIN AROUND EACH PLANT. EACH BASIN SHALL BE OF A DEPTH OF SUFFICIENT TO HOLD AT LEAST 3 IN. OF WATER. IF EROSION OCCURS, RECONSTRUCT WATER BASIN UNTIL FINAL ACCEPTANCE.

B. SHRUBS SHALL BE PLANTED SO AS TO EXPOSE ORIGINAL SOIL AT ROOT CROWN.

10. WATER THOROUGHLY IMMEDIATELY FOLLOWING PLANTING. BACKFILL ALL VOIDS WHICH DEVELOP WITH ADDITIONAL PREPARED PLANTING SOIL TO BRING TO FINISH GRADE. INSTALL REQUIRED SOIL MULCH AND OR ROCK COBBLES.

11. MONITOR SHRUB ROOT BALLS FOR ADEQUATE MOISTURE CONTENT. DEEP WATER TO MAINTAIN MOISTURE SUPPLY.

A. USE WATER WANDS, TEMPORARY MICRO SPRAYS, OR FLOODING OF ROOT BALLS AS NEEDED TO MAINTAIN WATER MOISTURE. DO NOT CAUSE THE SOIL TO BECOME CRUSTED. DO NOT CREATE LARGE HOLES IN THE SOIL FROM "WATER JETTING". AFTER THE TREE IS BACKFILLED AND AIR POCKETS HAVE BEEN REMOVED, KEEP THE ROOT BALL MOIST BUT NOT WATER LOGGED NOR TOO DRY TO PROMOTE HEALTHY ROOT AND CANOPY GROWTH. PLANT MATERIAL THAT DIES DUE TO IMPROPER WATER SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.

B. ALL PLANTS WHICH SETTLE DEEPER THAN SURROUNDING GRADE SHALL BE RAISED TO CORRECT LEVEL. THE PLANT PIT SHALL CAREFULLY EXCAVATED, AND PLANT ROOTBALL SHALL BE RAISED WITH ADDITIONAL BACKFILL MIX. AT THIS STAGE, WATER SHALL BE ADDED TO TOP OF PARTLY FILLED HOLE TO THOROUGHLY SATURATE ROOT BALL AND ADJACENT SOIL. PLANTS SHALL BE PLANTED SUCH THAT SOIL AT ROOT CROWN SHALL BE FLUSH WITH FINISHED GRADE. CONTRACTOR SHALL REPLANT MATERIALS NOT MEETING FINAL GRADES AT NO COST TO OWNER.

C. PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE INJURED TWIGS AND BRANCHES AND TO SHAPE PLANTS FOR DESIGN INTENT AS DIRECTED BY THE LANDSCAPE ARCHITECT TO INCLUDE, BUT NOT BE LIMITED TO, LIFTING OF BRANCH STRUCTURE, THINNING OF CANOPY, AND ELIMINATION OF CROSS-BRANCHING. PRUNING MAY NOT BE DONE PRIOR TO DELIVERY OF PLANTS AND ONLY AS DIRECTED BY AN EXPERIENCED AND CITY APPROVED ARBORIST. PRUNING PAINT SHALL NOT BE USED.

D. STAKING: STAKING OF ALL TREES SHALL BE COMPLETED IMMEDIATELY AFTER PLANTING. ALL STAKES SHALL BE INSTALLED PLUMB AND AS INDICATED ON DRAWINGS.

12. FINAL GRADES:

A. FINISH GRADING SHALL ENSURE PROPER DRAINAGE OF SITE AS DETERMINED BY CIVIL ENGINEERING GRADING PLANS (C-SERIES DRAWINGS).

B. AREAS SHALL BE GRADED SUCH THAT FINAL GRADES WILL BE 2 IN. BELOW ADJACENT PAVED AREAS, SIDEWALKS, VALE BOXES, HEADERS, CLEAN-OUTS, DRAINS, MANHOLES, AND SIMILAR CONDITIONS, UNLESS OTHERWISE INDICATED IN DRAWINGS.

C. SURFACE DRAINAGE SHALL BE AWAY FROM BUILDING FOUNDATIONS AT ¼ IN. PER FT. TO ENSURE IN WATER RUNOFF.

E. SOIL SETTLEMENT, TRENCHES AND CENTRALLY MIXED BACKFILL SOIL INSTALLATION THAT EXHIBIT SETTLEMENT SHALL BE RECEIVE ADDED BACKFILL, TO CONFORM TO SPECIFIED REQUIREMENTS.

F. ELIMINATE ALL EROSION SCARS AFTER EACH EROSION EVENT AND PRIOR TO COMMENCING MAINTENANCE PERIOD, UNLESS DIRECTED OTHERWISE BY OWNER.

G. JUTE MATTING SHALL BE INSTALLED AND MAINTAINED..

H. CLEAN-UP

A PICK UP ALL TRASH RESULTING FROM THIS WORK NO LESS FREQUENTLY THAN ONCE EACH WORK DAY OF EACH WEEK. OR AS DIRECTED BY OWNER. ALL TRASH SHALL BE REMOVED COMPLETELY FROM SITE. AFTER PLANTING OPERATIONS HAVE BEEN COMPLETED, REMOVE TRASH, EXCESS SOIL, EMPTY PLANT CONTAINERS, AND RUBBISH FROM PROPERTY. SCARS, RUTS, AND OTHER MARKS IN GROUND CAUSED BY THIS WORK SHALL BE REPAIRED AND GROUND LEFT NEAT AND ORDERLY THROUGHOUT.

B. LEAVE SITE AREA BROOM-CLEAN AND WASH DOWN ALL PAVED AREAS WITHIN CONTRACT AREA, LEAVING PREMISES IN A CLEAN CONDITION. ALL WALKS SHALL BE LEFT IN A CLEAN AND SAFE CONDITION.

C. COMPLETED WORK SHALL BE MAINTAINED AND PROTECTED FROM DAMAGE INCLUDING PROVIDING AND MAINTAINING OF TEMPORARY BARRIERS.

I. OBSERVATION SCHEDULE

A. NOTIFY OWNER/ LANDSCAPE ARCHITECT IN ADVANCE FOR THE FOLLOWING SITE VISITS, ACCORDING TO THE TIME INDICATED:

B. PRE-JOB CONFERENCE: 7 DAYS

C. FINAL GRADE REVIEW: 48 HOURS

D. PLANT MATERIAL REVIEW: 48 HOURS

E. PLANT LAYOUT REVIEW: 48 HOURS

F. SOIL PREPARATION AND PLANTING OPERATIONS. ONE TREE WITH EACH TYPE OF SPECIFIED STAKING AND GUYING SHALL BE APPROVED PRIOR TO PLANTING OF ALL OTHER TREES: 48 HOURS.

G. PREMAINTENANCE: 7 DAYS

H. FINAL WALK-THROUGH: 7 DAYS

J. PROTECTION:

A. CONTINUOUSLY PROTECT ALL PLANTED AREAS, PLANT MATERIALS, AND SUPPORTS UNTIL FINAL ACCEPTANCE OF WORK.

B. PROTECT WORK COMPLETED BY OTHER TRADES FROM DAMAGE.

K. FINAL ACCEPTANCE OF INSTALLATION

A. MAINTAIN ALL PLANTED AREAS FREE OF DEBRIS AND INSECTS. CULTIVATE, WEED AND WATER ALL AREAS UNTIL FINAL ACCEPTANCE OF WORK ZONE IS APPROVED BY OWNER. ALL PUNCH LIST ITEMS SHALL BE COMPLETED AND ALL IRRIGATION OPERATIONAL PRIOR TO OWNER'S ACCEPTANCE OF PROJECT

B. PRIOR TO FINAL APPROVAL OF WORK, DO THE FOLLOWING:

1. REPLANT AREAS WHERE NECESSARY TO OBTAIN FULL AND EVEN COVERAGE.

2. REMOVE ALL DEBRIS RESULTING FROM WORK OF THIS SECTION.

3. REGRADE, LIGHTLY COMPACT, AND REPLANT AROUND SPRINKLER HEADS WHERE NECESSARY TO MAINTAIN PROPER VERTICAL POSITIONING IN RELATION TO ESTABLISHED GRADE.

4. FILL ALL DEPRESSIONS AND ERODED CHANNELS WITH SUFFICIENT SOIL MIX TO ADJUST GRADE TO ENSURE PROPER DRAINAGE, COMPACT LIGHTLY,
AND REPLANT FILLED AREAS IN ACCORD WITH DRAWING REQUIREMENTS.

... C. ACCEPTABILITY OF WORK FOR START OF MAINTENANCE AND COMPLETION OF THE WORK FOR SUBSTANTIAL COMPLETION ISSUED BY OWNER SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO.

1. PUNCH LIST ITEMS COMPLETED AND APPROVED BY LANDSCAPE ARCHITECT.

2. FINAL GRADES APPROVED IN ACCORD WITH DRAWINGS AND SPECIFICATIONS.

3. SITE WEED-FREE IN ACCORD WITH APPROVED WEED CONTROL PLAN.

4. SHRUBS, AND MULCHES INSTALLED IN ACCORD WITH DRAWINGS AND SPECIFICATIONS.

5. ALL MATERIALS FERTILIZED AND SOIL AMENDMENTS COMPLETE AND IN PLACE.

6. LANDSCAPE IRRIGATION SYSTEM COMPLETE AND IN PLACE.

7. AS-BUILT DRAWINGS COMPLETE.

L. MAINTENANCE

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE WITHIN THE AREA OF WORK THROUGHOUT THE PERIOD OF CONSTRUCTION AND THE PLANT ESTABLISHMENT PERIOD. THE MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF PICKING UP TRASH AND EMPTYING TRASH CANS DAILY, WATERING, THE REMOVAL OF ALL WEEDS, ROLLING, REPAIRING EROSION, TRIMMING, FERTILIZATION, SPRAYING CONTROL OF PESTS, INSECTS, AND RODENTS, PLANT REPLACEMENT (IRRESPECTIVE OF CAUSE) OR ANY OTHER OPERATIONS NECESSARY TO ASSURE NORMAL PLANT GROWTH AND THE COLLECTION AND REMOVAL OF ALL TRASH DAILY. PLEASE NOTE: ALL PLANT REMOVALS AND REPLACEMENTS SHALL BE APPROVED BY THE OWNER PRIOR TO WORK. ANY MALFUNCTIONS OF THE IRRIGATION SYSTEM SHALL BE REPAIRED WITHIN 7 DAYS.

B. THE PLANT ESTABLISHMENT PERIOD SHALL BE FOR A PERIOD OF 365 DAYS OR 12 MONTHS, UNLESS EXTENDED AS DESCRIBED IN THIS SECTION. THE PLANT ESTABLISHMENT PERIOD SHALL BE STARTED WHEN ALL PLANTING AND RELATED WORK HAS BEEN COMPLETED, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE BEGINNING OF THE PLANT ESTABLISHMENT PERIOD SHALL BE DETERMINED BY AN ON-SITE REVIEW BY THE LANDSCAPE ARCHITECT AND THE OWNER. ALL PLANT MATERIALS SHALL BE HEALTHY AND VIGOROUS AT THE COMPLETION OF THE MAINTENANCE PERIOD.

C. THE ENTIRE AREA OF WORK SHALL BE KEPT FREE OF WEEDS, TRASH OR OTHERDEBRIS DURING THE MAINTENANCE PERIOD. THE CONTRACTOR SHALL MAINTAIN THE AREA OF WORK AT MAXIMUM 7-DAY INTERVALS.

D, THE CONTRACTOR SHALL IMMEDIATELY REPLACE ANY AND ALL PLANT MATERIALS WHICH, FOR ANY REASON, DIES OR IS DAMAGED WHILE UNDER THE CONTRACTOR'S CARE. REPLACEMENT SHALL BE MADE WITH PLANTS AS INDICATED OR SPECIFIED FOR THE ORIGINAL PLANTING.

E. THE DESIGNATED PLANT ESTABLISHMENT PERIOD IS PART OF THE TOTAL CONTRACT TIME. THE PLANT ESTABLISHMENT PERIOD WILL BE EXTENDED AT 14-DAY INTERVALS IF, AT THE END OF THE PLANT ESTABLISHMENT PERIOD, THE PLANTING, IRRIGATION AND OTHER IMPROVEMENTS DO NOT REFLECT THE INTENT OF THE PLANS AND NOTICE TO CONTRACTORS.

F. ELIMINATE ALL GOPHERS, SQUIRRELS, AND MOLES WITHIN THE LIMITS OF WORK BY TRAPPING DURING THE PLANT ESTABLISHMENT PERIOD,

G. DO NOT REMOVE ANY TAGS OR LABELS FROM ANY PLANTS.

H. PRUNING: ALL PLANTS SHALL BE ALLOWED TO GROW IN NATURAL FORM: SELECTIVE PRUNING SHALL BE LIMITED TO DEADWOOD, WATERSPROUTS, CONFLICTING BRANCHES, AND ELONGATED BRANCHES. CLIPPING OR SHEARING INTO FORMS IS NOT ALLOWED.

2.10 PAYMENT

A EARTHWORK: PAYMENT FOR LANDSCAPE PLANTING SHALL BE MADE AT THE LUMP SUM PRICE BID, UPON COMPLETION OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIAL AND EQUIPMENT TO INSTALL THE LANDSCAPE PLANTINGS PER THE DRAWINGS AND SPECIFICATIONS AND TO THE SATISFACTION OF THE OWNER.

B. LANDSCAPE: PAYMENT FOR LANDSCAPE AND RELATED SOIL AMENDING, PLANTING, INSTALLING MULCHES, ETC., SHALL BE MADE AT THE LUMP SUM PRICE BID UPON COMPLETION OF THE WORK.

C. PARTIAL PAYMENTS: PARTIAL PAYMENTS ON A MONTHLY BASIS MAY BE AUTHORIZED UPON SUBSTANTIATION OF WORK PROGRESS.

D. 365 DAY MAINTENANCE PERIOD PAYMENT FOR WORK SHALL BE MADE AT THE MONTHLY LUMP SUM PRICE OR AT THE DISCRETION OF THE OWNER, AND SHALL INCLUDE ALL WORK RELATED TO MAINTAINING THE LANDSCAPING.

END OF SECTION

REVISIONS

No.	DATE	SHEET	APPROVAL	DESCRIPTION

AS-BUILT: REF.

DESIGNED BY: RAFAEL HOLCOMBE
DRAWN BY: JONATHAN GOBER

REGISTERED PROFESSIONAL ENGINEER
RAFAEL J. HOLCOMBE
No. 7C-67268
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REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
PLANTING SPECIFICATIONS (2 OF 2)

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FIELD BOOK

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TETRA TECH
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17885 VON KARMAN AVE #500,
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PHONE: (949) 809-5000

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1 GAL | BACCHARIS PILULARIS
COYOTE BRUSH
(PLANT 8" APART)

52 | SALVIA MELLIFERA
1 GAL | BLACK SAGE

236 | ERIOGONUM PARVIFOLIUM
1 GAL | SEACLIFF BUCKWHEAT

151 | EXTRIPLEX CALIFORNICA
1 GAL | CALIFOIRNIA SALTBUSH

55 | ENCELIA CALIFORNICA
1 GAL | BUSH SUNFLOWER

NOTE:
JUTE MATTING TO
BE INSTALLED PRIOR
TO PLANTING.

AVE. B

92 | ERIOGONUM LATIFOLIUM
1 GAL | SEASIDE BUCKWHEAT

130 | ATRIPLEX LENTIFORMIS
1 GAL | BIG SALTBUSH

420 | DUDLEYA CAESPITOSA
1 GAL | SEA LETTUCE

302 | CAMISSONIA CHIERANTHIFOLIA
1 GAL | BEACH EVENING PRIMROSE

LANDSCAPE CALCULATIONS
TOTAL SITE AREA: 38,503 SF
HARDSCAPE AREA: 8,248 SF
SOFTSCAPE AREA: 30,255 SF



ATRIPLEX LENTIFORMIS
BIG SALTBUSH


CAMISSONIA CHIERANTHIFOLIA
BEACH EVENING PRIMROSE


DUDLEYA CAESPITOSA
SEA LETTUCE



ENCELIA CALIFORNICA
BUSH SUNFLOWER



ERIOGONUM LATIFOLIUM
SEASIDE BUCKWHEAT


ERIOGONUM PARVIFOLIUM
SEACLIFF BUCKWHEAT


EXTRIPLEX CALIFORNICA
CALIFORNIA SALTBUSH



SALVIA MELLIFERA
BLACK SAGE



BACCHARIS PILULARIS
COYOTE BRUSH

1 LANDSCAPE PLAN
SCALE: 1/16"=1'-0"

REVISIONS

No.	DATE	SHEET	APPROVAL	DESCRIPTION

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REDONDO BEACH AVE. A ACCESS PATH
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LANDSCAPE PLAN

GRAPHIC SCALE
PAGE
FIELD BOOK

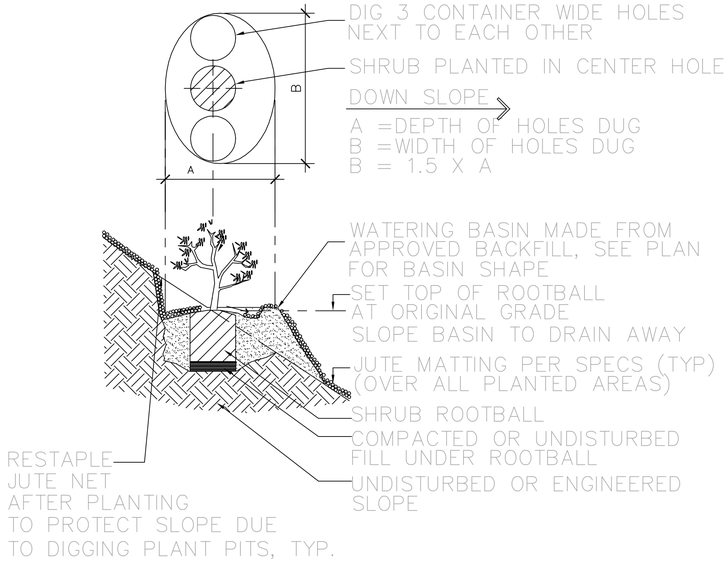
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SHEET 25 OF 37
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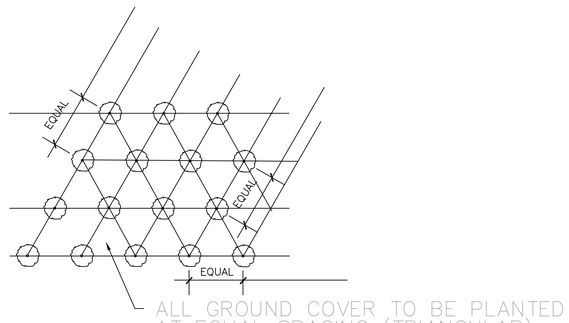
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SHRUB/GROUNDCOVER PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOL	QTY.	SIZE	SIZE @ INSTALLATION		ULTIMATE SIZE		YEAR TO MATURITY	REMARKS
						HEIGHT	WIDTH	HEIGHT	WIDTH		
✳	ATRIPLEX LENTIFORMIS	BIG SALTBUSH	LOW	130	1 GAL	6–8"	6–8"	5'	5'	3–5 YRS	–
⊙	CAMISSONIA CHIERANTHIFOLIA	BEACH EVENING PRIMROSE	LOW	302	1 GAL	2–4"	6–8"	6–12"	2'	3–5 YRS	
◦	DUDLEYA CAESPITOSA	SEA LETTUCE	LOW	420	1 GAL	2–4"	2–4"	4–8"	4–8"	3–5 YRS	–
⊕	ENCELIA CALIFORNICA	BUSH SUNFLOWER	LOW	55	1 GAL	6–8"	6–8"	3–4'	5'	3–5 YRS	–
Ⓔ	ERIOGONUM LATIFOLIUM	COAST BUCKWHEAT	LOW	92	1 GAL	6–8"	6–8"	1–2'	2–3'	3–5 YRS	–
⊙	ERIOGONUM PARVIFOLIUM	SEACLIFF BUCKWHEAT	LOW	236	1 GAL	6–8"	6–8"	2'	2'	3–5 YRS	–
⊙	EXTRIPLEX CALIFORNICA	CALIFORNIA SALTBUSH	LOW	151	1 GAL	6–8"	6–8"	1–2'	30–36"	3–5 YRS	
Ⓢ	SALVIA MELLIFERA REPENS	CREEPING BLACK SAGE	LOW	52	1 GAL	6–8"	6–8"	1–2'	5–6'	3–5 YRS	–
▨	BACCHARIS PILULARIS	COYOTE BUSH	LOW		1 GAL	6–8"	6–8"	3–4'	4–6'	3–5 YRS	PLANT 3' APART



SHRUB PLANT'G ON SLOPE
NO SCALE



GROUNDCOVER PLANTING
NO SCALE

1 PLANT LEGEND & DETAILS
NOT TO SCALE

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REGISTERED PROFESSIONAL ENGINEER RAFAEL J. HOLCOMBE No. C-67958 Exp. 06-30-25 CIVIL STATE OF CALIFORNIA

REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
PLANT LEGEND & DETAILS

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SHEET 26 OF 37
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IRRIGATION SPECIFICATIONS (AS APPLICABLE) :

1. SCOPE OF WORK

1.1. THE WORK CONSISTS OF FURNISHING LABOR, TOOLS, MACHINERY, MATERIALS, AND PROCEDURE REQUIRED TO COMPLETE THE SPRINKLER SYSTEM, INSTALLED READY FOR USE WITHOUT FURTHER COST IN LABOR OR MATERIALS TO THE COUNTY.
1.2. WHEN NOT OTHERWISE SPECIFIED, WORKMANSHIP AND MATERIAL SHALL CONFORM TO THE LOCAL PLUMBING CODE.
1.3. THE CONTRACTOR SHALL APPLY FOR ALL NECESSARY PERMITS AND PAY FOR SAME.
1.4. THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO THIS WORK.
1.5. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO INDICATE AND SPECIFY A COMPLETE SPRINKLER SYSTEM, INSTALLED AND READY FOR USE WITHOUT FURTHER COST IN LABOR OR MATERIALS TO COUNTY.
1.6. ANY ITEM SHOWN OR WRITTEN ON THE DRAWINGS OR IN THESE SPECIFICATIONS SHALL BE CONSIDERED TO APPEAR ON BOTH.
1.7. IN THE EVENT OF "CONFLICT" BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE LANDSCAPE ARCHITECT SHALL BE CONSULTED.
1.8. PRIOR TO SUBMISSION OF HIS BID, THE CONTRACTOR SHALL EXAMINE THE SITE, THE COMPLETE DRAWINGS OF THE PROJECT AND THE SPECIFICATIONS OF SAME, IN ADDITION TO THE DRAWINGS AND SPECIFICATIONS FOR THE SPRINKLER IRRIGATION PORTION OF THE WORK.

2. REFERENCE SPECIFICATIONS AND STANDARDS

2.1. THE INTENT OF THE DRAWING AND SPECIFICATIONS IS TO GRAPHICALLY INDICATE AND SPECIFY A COMPLETE AND EFFICIENT SPRINKLER IRRIGATION SYSTEM.
2.2. PLOT DIMENSIONS ARE APPROXIMATE. CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND SHALL REPORT ANY VARIATIONS TO THE LANDSCAPE ARCHITECT.
2.3. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, ETC. WHICH MAY BE REQUIRED. CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL HIS WORK, AND PLAN HIS WORK ACCORDINGLY. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN THE MOST DIRECT AND WORKMANLIKE MANNER, SO THAT CONFLICTS BETWEEN SPRINKLER SYSTEMS, PLANTING AND ARCHITECTURAL FEATURES WILL BE AVOIDED.
2.4. LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE SHALL DECIDE ALL QUESTIONS RELATIVE TO THE QUALITY OF WORKMANSHIP AND MATERIALS FURNISHED.
2.5. THE LANDSCAPE ARCHITECT SHALL DECIDE ALL QUESTIONS RELATING TO THE "INTERPRETATION" OF THE DRAWINGS AND SPECIFICATIONS AND THE ACCEPTABLE FULFILLMENT OF THE CONTRACT.

3. SUBSTITUTIONS

3.1. THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT OR MATERIALS SPECIFIED BY NAME IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
3.2. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT MAY BE REJECTED AND THE CONTRACTOR REQUIRED TO REMOVE SUCH MATERIALS FROM THE SITE AT THIS OWN EXPENSE.
3.3. APPROVAL OF ANY ITEM, ALTERNATE OR SUBSTITUTE, INDICATES ONLY THAT THE PRODUCT(S) APPARENTLY MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS ON THE BASIS OF THE INFORMATION SUBMITTED.
3.4. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTY SHALL ONLY SUPPLEMENT THE GUARANTEE.
3.5. THE LANDSCAPE ARCHITECT CAN, AT HIS OPTION, REQUIRE A MANUFACTURER'S WARRANTY ON ANY PRODUCT OFFERED FOR USE.

4. IRRIGATION GUARANTEE

4.1. THE ENTIRE SPRINKLER SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OF BACK-FILLED AREAS BELOW GRADE FOR A PERIOD OF ONE (1) YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF WORK.
4.2. IF, WITHIN ONE (1) YEAR FROM THE DATE OF FILING OF THE NOTICE OF COMPLETION, SETTLEMENT OCCURS AND ADJUSTMENTS IN PIPES, VALVES AND SPRINKLER HEADS, SOD OR PAVING IS NECESSARY TO BRING THE SYSTEM, SOD OR PAVING TO THE PROPER LEVEL OF THE PERMANENT GRADES, THE CONTRACTOR, AS PART OF THE WORK UNDER HIS CONTRACT, SHALL MAKE ALL ADJUSTMENTS WITHOUT COST TO THE COUNTY, INCLUDING THE COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING, OR OTHER IMPROVEMENTS OF ANY KIND.
4.3. SHOULD ANY OPERATIONAL DIFFICULTIES DEVELOP IN CONNECTION WITH THE SPRINKLER SYSTEM WITHIN THE SPECIFIED GUARANTEE PERIOD WHICH, IN THE OPINION OF THE COUNTY, MAY BE DUE TO INFERIOR MATERIAL AND/OR WORKMANSHIP, SAID DIFFICULTIES SHALL BE IMMEDIATELY CORRECTED BY THE CONTRACTOR TO THE SATISFACTION OF THE COUNTY AT NO ADDITIONAL COST TO THE COUNTY, INCLUDING ANY AND ALL OTHER DAMAGE CAUSED BY SUCH DEFECTS.

5. RESPONSIBILITY

5.1. THE CONTRACTOR SHALL LOCATE LINES, VALVES, AND OTHER UNDERGROUND UTILITIES, ETC., PRIOR TO EXCAVATING TRENCHES. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.

6. RECORD DRAWINGS

6.1. LOCATIONS ON DRAWINGS ARE DIAGRAMMATIC AND APPROXIMATE ONLY, AND SHALL BE CHANGED AND ADJUSTED AS NECESSARY OR AS DIRECTED TO MEET EXISTING CONDITIONS AND TO FOLLOW THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IN OBTAINING COMPLETE WATER COVERAGE. IT IS, THEREFORE, THE CONTRACTOR'S RESPONSIBILITY TO RECORD ANY CHANGES AS TO LOCATION OF EQUIPMENT ON "AS-BUILT" DRAWINGS.
6.2. PROCEDURE FOR "AS-BUILT" PREPARATION SHALL BE:
6.2.1. OBTAIN FROM THE LANDSCAPE ARCHITECT ONE (1) SET OF REPRODUCIBLE DRAWINGS. RECORD ACCURATELY ON THIS SET ALL CHANGES IN THE WORK CONSTITUTING DEPARTURES FROM THE ORIGINAL CONTRACT DRAWINGS.
6.2.2. DIMENSION FROM TWO PERMANENT POINTS OF REFERENCE (BUILDINGS, MONUMENTS, SIDEWALKS, CURBS, PAVEMENT). POST INFORMATION ON "AS-BUILT" DRAWINGS, DAY-TO-DAY, AS THE PROJECT IS INSTALLED. ALL DIMENSIONS NOTED ON DRAWINGS SHALL BE ONE-QUARTER (1/4) INCH IN SIZE.
6.2.3. SHOW DIMENSIONAL LOCATIONS AND DEPTHS OF THE FOLLOWING:

ALL POINT OF CONNECTION / CONTROL EQUIPMENT
ROUTING OF SPRINKLER PRESSURE LINES (DIMENSION MAXIMUM OF ONE-HUNDRED (100) FEET ALONG ROUTING AND ALL DIRECTIONAL CHANGES)
BALL VALVES / GATE VALVES
SPRINKLER CONTROL VALVES (BURIED ONLY)
QUICK COUPLING VALVES
ROUTING OF CONTROL VALVE WIRING
OTHER RELATED EQUIPMENT (AS MAY BE DIRECTED BY THE LANDSCAPE ARCHITECT)

6.2.4. MAINTAIN "AS-BUILT" DRAWINGS ON SITE AT ALL TIMES.
6.2.5. MAKE ALL CHANGES TO REPRODUCIBLE DRAWINGS IN INK (NO BALL-POINT PEN). USE ERADICATING FLUID WHEN REDOING DRAWINGS. MAKE CHANGES IN A MANNER EQUAL TO THE ORIGINAL DRAWING.

7. CONTROLLER CHARTS

7.1. "AS-BUILT" DRAWINGS SHALL BE APPROVED BY LANDSCAPE ARCHITECT OR LANDSCAPE COORDINATOR BEFORE CHARTS ARE PREPARED.
7.2. PROVIDE ONE CONTROLLER CHART OF THE MAXIMUM SIZE CONTROLLER DOOR WILL ALLOW, FOR EACH CONTROLLER SUPPLIED, SHOWING THE AREA COVERED BY AUTOMATIC CONTROLLER.
7.3. THE CHART SHALL BE A REDUCTION OF THE ACTUAL "AS-BUILT" SYSTEM DRAWING. IF THE CONTROLLER SEQUENCE IS NOT LEGIBLE WHEN THE DRAWINGS IS REDUCED, ENLARGE IT TO A SIZE THAT WILL BE READABLE WHEN REDUCED.
7.4. CHART SHALL BE BLACK-LINE PRINT AND A DIFFERENT PASTEL COLOR USED TO SHOW AREA OF COVERAGE FOR EACH STATION.
7.5. WHEN COMPLETED AND APPROVED, HERMETICALLY SEAL THE CHART BETWEEN TWO PIECES OF PLASTIC, EACH PIECE BEING A MINIMUM TWENTY (20) MIL THICKNESS.
7.6. CHARTS SHALL BE COMPLETED AND APPROVED PRIOR TO FINAL INSPECTION OF THE IRRIGATION SYSTEM.

8. OPERATION AND MAINTENANCE MANUALS

8.1. PREPARE AND DELIVER TO THE LANDSCAPE ARCHITECT WITHIN TEN (10) CALENDAR DAYS PRIOR TO COMPLETION OF CONSTRUCTION, ALL REQUIRED AND NECESSARY DESCRIPTIVE MATERIAL IN COMPLETE DETAIL AND SUFFICIENT QUANTITY, PROPERLY PREPARED IN FOUR INDIVIDUALLY BOUND COPIES. DESCRIBE THE MATERIAL INSTALLED IN SUFFICIENT DETAIL TO PERMIT OPERATING PERSONNEL TO UNDERSTAND, OPERATE AND MAINTAIN ALL EQUIPMENT. INCLUDE SPARE PARTS LIST AND RELATED MANUFACTURER INFORMATION FOR EACH EQUIPMENT ITEM INSTALLED. EACH MANUAL SHALL INCLUDE THE FOLLOWING:

INDEX SHEET STATING SUBCONTRACTOR'S ADDRESS AND TELEPHONE NUMBER.
DURATION OF GUARANTEE PERIOD.
LIST OF EQUIPMENT WITH NAMES AND ADDRESSES OF MANUFACTURER'S LOCAL REPRESENTATIVES.
COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS ON ALL MAJOR EQUIPMENT.

8.2. IN ADDITION TO THE MAINTENANCE MANUALS, PROVIDE THE MAINTENANCE PERSONNEL WITH INSTRUCTIONS FOR MAJOR EQUIPMENT AND SHOW WRITTEN EVIDENCE AT THE END OF THE PROJECT THAT THIS SERVICE HAS BEEN RENDERED.
8.3. LOOSE SPRINKLING EQUIPMENT, OPERATING KEYS AND SPARE PARTS WILL BE FURNISHED BY THE CONTRACTOR IN QUANTITIES AS SHOWN ON PLANS OR IN SPECIFICATIONS.

9. MATERIALS

9.1. USE NEW MATERIALS OF THE BEST GRADE OF EACH RESPECTIVE KIND AND OF THE SAME MANUFACTURERS FOR ALL ITEMS OF ONE TYPE.
9.2. STEEL PIPE.
9.2.1. STEEL PIPE AND STEEL FITTINGS WHERE INDICATED ON THE DRAWINGS OR SPECIFIED SHALL BE SCHEDULE 40 GALVANIZED MILD STEEL THREADED PIPE AND BEADED GALVANIZED MALLEABLE IRON THREADED FITTINGS, EXCEPT COUPLINGS WHICH SHALL BE A.P.I. (AMERICAN PIPE INSTITUTE) STEEL COUPLINGS. THREAD ON PIPE AND FITTINGS SHALL BE OF TAPER TYPE.
9.2.2. ALL UNIONS TWO (2) INCHES AND SMALLER SHALL BE GROUND JOINT PATTER. UNIONS LARGER THAN TWO (2) INCHES SHALL BE FLANGED UNIONS. ALL FLANGED UNIONS SHALL BE PLACED WITH ONE-SIXTEENTH (1/16) INCH THICK ASBESTOS FIBER GASKETS. RIGHT AND LEFT COUPLINGS SHALL BE USED INSTEAD OF GROUND JOINT UNIONS IN ALL UNDERGROUND LINES, EXCEPT AT VALVES.
9.2.3. STEEL STREET ELBOWS, BUSHINGS, CLOSE NIPPLES, AND LONG SCREWS SHALL NOT BE USED IN THE WORK.
9.3. PLASTIC PIPE
9.3.1. PLASTIC PIPE SHALL BE EXTRUDED FROM VIRGIN PVC (POLYVINYL CHLORIDE) TYPE 1, GRADE 11 (CLASS 1220) AS MANUFACTURED BY LASCO INDUSTRIES, BALDWIN, PACIFIC WESTERN, JOHNS-MANVILLE OR EQUAL. CLASS SCHEDULE AS INDICATED IN THE LEGEND.
9.3.2. ALL PLASTIC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, PVC 1220, S.D.R. (STANDARD DIMENSION RATIOS, OR THE PRESSURE RATING IN POUNDS PER SQUARE INCH) AND THE N.S.F. (NATIONAL SANITATION FOUNDATION).
9.3.3. PLASTIC FITTINGS SHALL BE PVC 11, I.P.S. (INTERNATIONAL PIPE SOCIETY), SCHEDULE 40, N.S.F., SCHEDULE 80, N.S.F., AND SCHEDULE 80 THREADED FITTINGS AS SHOWN IN THE DETAILS AS MANUFACTURED BY SLOANE MANUFACTURING CO. SOLVENT AND PRIMER ARE TO BE PER PIPE MANUFACTURER'S RECOMMENDATIONS.
9.4. PVC PRESSURE RATED PIPE TYPE 1220 (PVC CLASS 160, 200 & 315) AND TYPE 1120 (PVC SCHEDULE 40 & PVC SCHEDULE 80)
9.4.1. TYPE I GRADE II PRESSURE RATED PIPE.
9.4.2. MATERIALS SHALL MEET THE REQUIREMENTS SET FORTH IN ASTM D1784-60T.
9.4.3. OUTSIDE DIAMETER OF PIPE SHALL BE THE SAME SIZE AS IRON PIPE.
9.4.4. PIPE SHALL BE MARKED AT INTERVALS WITH THE FOLLOWING INFORMATION (NOT TO EXCEED 5'): MANUFACTURER'S NAME, NOMINAL SIZE, PVC TYPE AND GRADE (I.E., PVC 1220) SDR RATING CLASS, NSF APPROVAL AND COMMERCIAL STANDARD DESIGNATION.
9.4.5. PVC FITTINGS SHALL BE PVC TYPE II, SCHEDULE 40 NSF, SCHEDULE 80 NSF, OR APPROVED.
9.4.6. SOLVENT SHALL BE #175 GRAY NSF APPROVED AS MANUFACTURED BY INDUSTRIAL POLYCHEMICAL SERVICE, GARDENA CALIFORNIA.
9.4.7. CAUTIONED SHALL BE UTILIZED IN HANDLING TYPE I PIPE DUE TO THE POSSIBILITY OF CRACKING OR OF SPLITTING WHEN DROPPED OR HANDLED CARELESSLY.
9.4.8. WHEN CONNECTION IS PLASTIC TO METAL, MALE ADAPTERS SHALL BE HAND TIGHTENED, PLUS ONE TURN WITH A STRAP WRENCH. JOINT COMPOUND SHALL BE PERMATIX TYPE II.
9.5. SPRINKLER HEADS
9.5.1. SPRINKLER HEADS SHALL BE AS SHOWN ON PLAN.
9.6. VALVES
9.6.1. REMOTE CONTROL VALVES - ELECTRIC REMOTE CONTROL VALVES SHALL BE AS SHOWN ON PLAN.
9.6.2. QUICK COUPLING VALVES - QUICK COUPLING VALVES SHALL BE AS INDICATED ON PLANS AND SHALL HAVE A LOCKING COVER. EACH QUICK COUPLER VALVE SHALL HAVE A MOLDED VINYL COVER, YELLOW IN COLOR (PURPLE WHERE CALLED FOR IN RECYCLED WATER SYSTEMS). ALL QUICK COUPLER VALVES KEYS AND HOSE SWIVELS SHALL BE OF SAME MANUFACTURER AS THE QUICK COUPLER.
9.7. AUTOMATIC CONTROLLERS - AUTOMATIC CONTROLLERS SHALL BE AS SHOWN ON PLANS AND DETAILS.
9.8. CONTROL WIRES FOR RCV'S - ALL WIRING TO BE USED FOR CONNECTING THE AUTOMATIC CONTROLLER TO THE ELECTRICAL SOLENOID ACTUATED BY REMOTE CONTROL VALVE SHALL BE SOLID COPPER, PVC INSULATION, SINGLE CONDUCTOR, UL APPROVED UNDERGROUND FEEDER CABLE. EACH PILOT OR "HOT" WIRE SHALL BE BLACK OR COLOR-CODED WITH THE COMMON WIRE BEING WHITE.
9.9. RUN TWO SPARE CONTROL WIRES TO THE FARTHEST VALVE IN EACH MAINLINE DIRECTION. SHOW ON AS-BUILTS. COLOR CODE DIFFERENT THAN PILOT AND COMMON WIRES.
9.10. WIRING FOR FLOW SENSORS AND MASTER VALVES SHALL BE AS RECOMMENDED BY THE MANUFACTURER AND SHALL BE COLOR CODED DIFFERENTLY THAN COMMON WIRE, CONTROL WIRES, AND SPARE WIRES.
9.11. VALVE BOXES - ALL REMOTE CONTROL VALVES, SHUT-OFF VALVES, FLOW SENSORS, AND QUICK COUPLING VALVES SHALL BE INSTALLED IN SUITABLE VALVE BOXES AS SHOWN IN DETAILS, COMPLETE WITH LOCKING COVERS. ALL SHALL BE N.D.S. OR APPROVED EQUAL AND SHALL BE IDENTIFIED ON THE LID WITH HEAT-BRANDED NUMBERS / LETTERS IN 2" HIGH BLOCK LETTERS AS SHOWN ON THE DETAILS. ALL BOXES SHALL HAVE GREEN COVERS (PURPLE FOR RECYCLED WATER SYSTEMS).
9.12. BACKFLOW PREVENTION UNITS THE BACKFLOW PREVENTION UNITS SHALL BE AS SHOWN ON PLANS AND DETAILS.
9.13. DRIP LINE AND INTEGRAL DRIP LINE COMPONENTS - THE DRIP LINE SHALL BE TECHLINE CV AS MANUFACTURED BY NETAFIM IRRIGATION, INC. DRIPPER FLOW RATE AND SPACING SHALL BE AS INDICATED ON DRAWINGS
9.13.1. TECHLINE CV FITTINGS: ALL TECHLINE CV CONNECTIONS SHALL BE MADE WITH APPROVED TECHLINE CV INSERT FITTINGS.
9.13.2. SOIL STAPLES (TLS6): ALL ON-SURFACE/UNDER MULCH TECHLINE CV INSTALLATIONS SHALL BE HELD IN PLACE WITH TECHLINE SOIL STAPLES SPACED EVENLY EVERY 3' - 5' ON CENTER, AND WITH TWO STAPLES ON EACH CHANGE OF LOCATION.
9.13.3. LINE FLUSHING VALVES: ALL TECHLINE CV SYSTEMS SHALL BE INSTALLED WITH MANUAL FLUSHING VALVE AS INDICATED ON DRAWINGS. TECHLINE CV ZONES DO NOT REQUIRE AN AUTOMATIC LINE FLUSHING VALVES, BUT MUST HAVE A MANUAL FLUSHING PORT(S) IN THE POSITION THAT AN AUTOMATIC FLUSH VALVE WOULD BE POSITIONED.
9.13.4. AIR/VACUUM RELIEF VALVES: EACH INDEPENDENT TECHLINE SUBSURFACE IRRIGATION ZONE SHALL BE INSTALLED WITH AN AIR/VACUUM RELIEF VALVE AT THE ZONE'S HIGHEST POINT(S). TECHLINE CV ZONES DO NOT REQUIRE AN AIR/VACUUM RELIEF VALVE WHEN NO BURIED.
9.13.5. PRESSURE REGULATOR: A PRESSURE REGULATOR SHALL BE INSTALLED AT EACH ZONE VALVE OR ON THE MAIN LINE TO ENSURE OPERATING PRESSURES DO NOT EXCEED SYSTEM REQUIREMENTS. THE PRESSURE REGULATOR SHALL BE AS CALLED FOR ON THE PLANS.
9.13.6. SYSTEM FILTER: A Y-FILTER OR DISC FILTER SHALL BE INSTALLED AT EACH ZONE VALVE AS CALLED FOR ON THE PLANS. A SYSTEM (MAIN LINE) FILTER SHALL ALSO BE INSTALLED TO ENSURE ADDED PROTECTION.
9.14. ANY OTHER EQUIPMENT NOT SPECIFICALLY NOTED HEREIN BUT REQUIRED BY THE PLANS, DETAILS, OR LEGENDS SHALL BE SUPPLIED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. IF ANY QUESTION ARISES AS TO PROPER PROCEDURE, IT SHALL BE RESOLVED WITH THE LANDSCAPE ARCHITECT BEFORE INSTALLATION.

10. INSTALLATION

10.1. SITE CONDITIONS
10.1.1. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE SITE PRIOR TO PROCEEDING WITH WORK UNDER THIS CONTRACT.
10.1.2. EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY FACILITIES.
10.1.3. SHOULD UTILITIES NOT LOCATED OR MARKED BE FOUND DURING EXCAVATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER AND SHALL DISCONTINUE WITH WORK IN THE AREA, EXCEPT NECESSARY EMERGENCY WORK NECESSARY TO REPAIR OR PREVENT DAMAGE UNTIL INSTRUCTIONS ARE RECEIVED.
10.1.4. FAILURE TO NOTIFY THE OWNER OF DISCOVERY OF SUCH UTILITIES OR DAMAGE THERETO WILL RESULT IN THE CONTRACTOR BEING LIABLE FOR ANY AND ALL DAMAGE CAUSED TO THE UTILITIES AS A RESULT OF HIS ACTIONS.
10.1.5. THE CONTRACTOR SHALL, BEFORE STARTING WORK ON THE SPRINKLER SYSTEM, CAREFULLY CHECK ALL FINISH GRADES TO SATISFY HIMSELF THAT HE MAY PROCEED WITH THE WORK.
10.2. WATER SUPPLY
10.2.1. THE CONTRACTOR SHALL ARRANGE FOR THE PROVISION OF THE WATER SUPPLY AND COORDINATE WITH THE OWNER AS NECESSARY.
10.2.2. THE CONTRACTOR SHALL CONNECT TO THE WATER SOURCE AS INDICATED ON THE DRAWINGS.
10.3. ELECTRICAL
10.3.1. THE OWNER SHALL ARRANGE FOR THE PROVISION OF THE ELECTRICAL SUPPLY. POWER SOURCES SHALL BE AS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL CONNECT AT THE POINT SHOWN ON THE DRAWINGS.
10.3.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ELECTRICAL CONNECTIONS TO THE AUTOMATIC CONTROLLERS. ALL WIRING SHALL BE ROUTED AS SHOWN ON PLANS. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL OR COUNTY ORDINANCES.
10.4. EXISTING UTILITIES - THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UTILITIES SUCH AS POWER, TELEPHONE, DOMESTIC WATER AND TILE DRAINS. EXTREME CARE SHALL BE TAKEN BY THE CONTRACTOR WHEN EXCAVATING OR WORKING IN THESE AREAS AND COORDINATION AND COOPERATION WITH OTHER CONTRACTOR IS REQUIRED AS THE WORK PROGRESSES TO THESE AREAS.
10.5. TRENCHES IN GENERAL
10.5.1. TRENCHES SHALL BE DUG STRAIGHT, AND PIPE SHALL HAVE THE CONTINUOUS SUPPORT FOR THE DITCH BOTTOM AND SHALL BE LAID TO AN EVEN GRADE. TRENCHING EXCAVATION SHALL FOLLOW THE LAYOUT INDICATED ON THE DRAWINGS.
10.5.2. ALL PRESSURE SUPPLY LINES SHALL HAVE A MINIMUM DEPTH OF EIGHTEEN (18) INCHES MINIMUM UNLESS OTHERWISE NOTED.
10.5.3. ALL NON-PRESSURE SUPPLY LINES SHALL HAVE A MINIMUM DEPTH OF TWELVE (12) INCHES MINIMUM AS SHOWN IN THE DETAILS.
10.5.4. ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF SIX (6) INCHES FROM EACH OTHER AND FROM LINES OF OTHER TRADES.
10.5.5. NO LINE SHALL BE INSTALLED DIRECTLY OVER ANOTHER LINE.
10.5.6. IF NECESSARY, CALL UNDERGROUND ALERT, OR SIMILAR COMPANY.
10.6. BACKFILLING
10.6.1. BACKFILL FOR TRENCHING SHALL BE COMPACTED TO DRY DENSITY EQUAL TO THE ADJACENT UNDISTURBED SOIL, AND SHALL CONFORM TO THE ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES. INITIAL BACKFILL ON ALL LINES SHALL BE OF A FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN ONE-HALF (1/2) INCH IN SIZE.
10.6.2. IF, IN THE OPINION OF THE CONTRACTOR/LANDSCAPE ARCHITECT, THE EXCAVATED MATERIAL IS NOT SATISFACTORY FOR USE AS BACKFILL, THE CONTRACTOR SHALL DISPOSE OF THIS UNSATISFACTORY MATERIAL.
10.6.3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SETTLING OF TRENCHES FROM HIS WORK.
10.7. PVC PIPE
10.7.1. PVC PIPE SHALL BE INSTALLED IN A MANNER WHICH WILL PROVIDE FOR EXPANSION AND CONTRACTION AS RECOMMENDED BY THE PIPE MANUFACTURER.
10.7.2. ALL PLASTIC TO METAL JOINTS SHALL BE MADE WITH PLASTIC MALE ADAPTERS, UNLESS OTHERWISE SHOWN IN DETAILS.
10.7.3. THE JOINTS SHALL BE ALLOWED TO SET AT LEAST TWENTY-FOUR (24) HOURS BEFORE PRESSURE IS APPLIED TO THE SYSTEM ON PVC PIPE.
10.7.4. AFTER ALL NEW SPRINKLER PIPING AND RISERS ARE IN PLACE AND CONNECTED, AND ALL NECESSARY WORK AS BEEN COMPLETED AND PRIOR TO THE INSTALLATION OF SPRINKLER HEADS, CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM. AFTER THE SYSTEM IS THOROUGHLY FLUSHED, RISERS SHALL BE CAPPED OFF AND THE SYSTEM PRESSURE TESTED.
10.7.5. SPRINKLER LINES SHALL BE TESTED IN PLACE BEFORE BACKFILLING FOR A PERIOD OF NOT LESS THAN TWENTY-FOUR (24) HOURS AND SHALL SHOW NO LEAKAGE OR LOSS OF PRESSURE. DURING THE TEST PERIOD, MINIMUM TEST PRESSURE AT THE HIGHEST POINT OF THE SECTION BEING TESTED, SHALL BE 100 POUNDS PER SQUARE INCH.
10.7.6. AT THE CONCLUSION OF THE PRESSURE TEST, THE HEAD SHALL BE INSTALLED AND TESTED FOR OPERATION IN ACCORDANCE WITH DESIGN REQUIREMENTS UNDER NORMAL OPERATING PRESSURE, CONTRACTOR SHALL VERIFY HEAD PRESSURES WITH PITOT TUBE OR PRESSURE GAUGE ASSEMBLY, AND ADJUST VALVE TO CORRESPOND WITH DESIGN PRESSURE.
10.8. SPRINKLERS
10.8.1. ALL POP-UP SPRINKLERS SHALL BE PROVIDED WITH SWING JOINTS AND SHALL BE ADJUSTED TO THE PROPER HEIGHT. ALL NOZZLES SHALL BE ADJUSTED FOR PROPER THROW RADIUS FOR EFFICIENT COVERAGE.
10.8.2. SPRINKLER HEADS AND RISERS SHALL BE INSTALLED ACCORDING TO DETAILS.
10.9. DRIP LINE INSTALLATION
10.9.1. INSTALL ALL DRIP LINE AS INDICATED ON DRAWINGS. USE ONLY TEFLON TAPE ON ALL THREADED CONNECTIONS.
10.9.2. CLAMP TECHLINE CV FITTINGS WITH OETIKER CLAMPS WHEN OPERATING PRESSURE EXCEEDS SPECIFIC DRIP LINE FITTING REQUIREMENTS.
10.9.3. WHEN INSTALLING TECHLINE CV ON-SURFACE, INSTALL SOIL STAPLES AS LISTED BELOW:

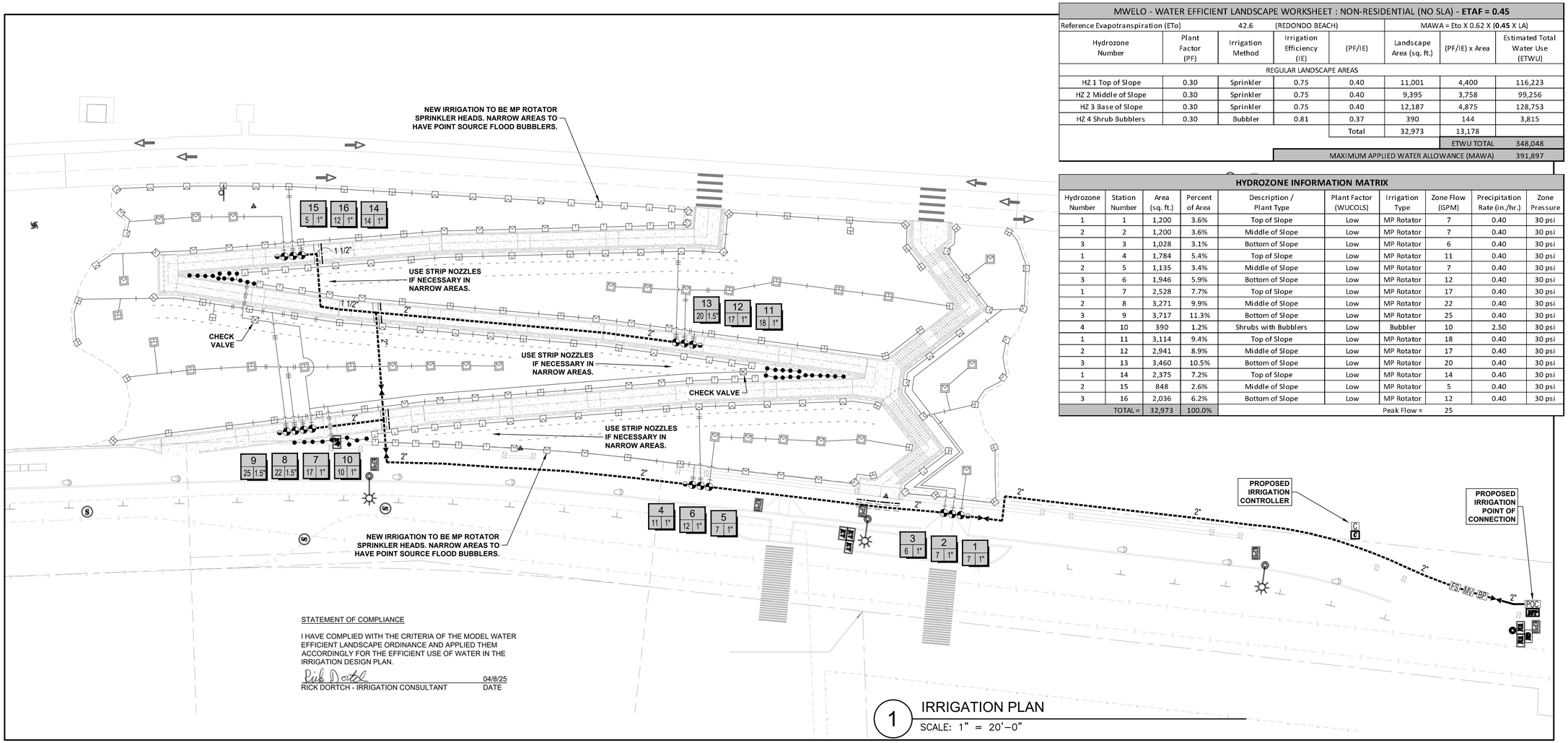
SANDY SOIL - ONE STAPLE EVERY THREE (3') FEET AND TWO (2) STAPLES ON EACH CHANGE OF DIRECTION (TEE, ELBOW, OR CROSS).
LOAM SOIL - ONE STAPLE EVERY FOUR (4') FEET AND TWO (2) STAPLES ON EACH CHANGE OF DIRECTION (TEE, ELBOW, OR CROSS).
CLAY SOIL - ONE STAPLE EVERY FIVE (5') FEET AND TWO (2) STAPLES ON EACH CHANGE OF DIRECTION (TEE, ELBOW, OR CROSS).

10.9.4. CAP OR PLUG ALL OPENINGS AS SOON AS LINES HAVE BEEN INSTALLED TO PREVENT THE INTRUSION OF MATERIALS THAT WOULD OBSTRUCT THE PIPE. LEAVE IN PLACE UNTIL REMOVAL IS NECESSARY FOR COMPLETION OF INSTALLATION.
10.9.5. THOROUGHLY FLUSH ALL WATER LINES BEFORE INSTALLING VALVES AND OTHER HYDRANTS.
10.9.6. TEST IN ACCORDANCE WITH HYDROSTATIC TESTS AS RECOMMENDED BY THE MANUFACTURER.
10.10. VALVES
10.10.1. REMOTE CONTROL VALVES SHALL BE ADJUSTED SO THAT THE MOST REMOTE SPRINKLER HEADS OPERATE AT THE PRESSURE RECOMMENDED BY THE HEAD MANUFACTURER. REMOTE CONTROL VALVES SHALL BE ADJUSTED SO THAT A UNIFORM DISTRIBUTION OF WATER IS APPLIED BY THE SPRINKLER HEADS TO THE PLANTING AREAS FOR EACH INDIVIDUAL VALVE SYSTEM.
10.10.2. QUICK COUPLING VALVES SHALL BE SET IN VALVE BOXES APPROXIMATELY 12" FROM WALKS, CURBS, HEADER BOARDS, OR PAVED AREAS WHERE APPLICABLE. VERTICAL POSITIONING OF QUICK COUPLING VALVES SHALL BE SUCH THAT SLEEVE TOP WILL BE FLUSH WITH THE SETTLED FINISH GRADE AS DETERMINED AFTER THE TURF IS ESTABLISHED AND 2" ABOVE GRADE IN GROUND COVER AREAS.
10.11. VALVE BOXES
10.11.1. VALVE BOXES SHALL BE SET ONE-HALF INCH (1/2") ABOVE THE DESIGNATED FINISH GRADE IN LAWN AREAS AND ONE INCH (1") ABOVE FINISH GRADE IN GROUND COVER AREAS.
10.11.2. VALVE BOXES INSTALLED NEAR WALKS, CURBS, HEADER BOARDS AND PAVING SHALL ABUT THOSE ITEMS. TOP SURFACES SHALL BE FLUSH WITH ITEMS LISTED ABOVE.
10.12. AUTOMATIC CONTROLLER LOCATION AND INSTALLATION
10.12.1. THE AUTOMATIC CONTROLLER SHALL BE INSTALLED AT THE APPROXIMATE LOCATION SHOWN ON THE PLAN. VERIFY EXACT LOCATION WITH THE OWNER.
10.12.2. ALL LOCAL AND OTHER APPLICABLE CODES SHALL TAKE PRECEDENCE IN CONNECTING THE 110 VOLT ELECTRICAL SERVICE TO CONTROLLER. OWNER SHALL PROVIDE POWER TO CONTROLLER. CONTRACTOR SHALL COMPLETE HOOK-UP TO CONTROLLER.
10.12.3. THERE SHALL BE ADEQUATE COVERAGE OF EARTH (18" MINIMUM) OVER THE 24-VOLT CONTROL WIRE. INSTALL WIRE IN TRENCH AND TAPE TO MAIN LINES ON SIDE OF PIPE AT 10' INTERVALS.
10.13. CONTROL WIRE
10.13.1. ALL ELECTRICAL EQUIPMENT AND WIRING SHALL COMPLY WITH LOCAL AND STATE CODES AND BE INSTALLED BY THOSE SKILLED AND LICENSED IN THE TRADE.
10.13.2. CONNECTING AND SPLICING OF WIRE AT THE VALVES OR IN THE FIELD SHALL BE MADE USING A DRI-SPLICE CONNECTOR OR EQUAL.
10.14. PRESSURE TEST
10.14.1. ALL PRESSURE LINES SHALL BE TESTED UNDER PRESSURE WITH WATER AND AIR OF ONE-HUNDRED FIFTY (150) POUNDS PER SQUARE INCH, AND ALL NON-PRESSURE LINES SHALL BE TESTED UNDER THE EXISTING STATIC PRESSURE, AND BOTH BE PROVEN WATERTIGHT.
10.14.2. PRESSURE SHALL BE SUSTAINED IN THE LINES FOR A 24 HOUR PERIOD. IF LEAKS DEVELOP, THE JOINTS SHALL BE REPLACED AND THE TEST REPEATED UNTIL THE ENTIRE SYSTEM IS PROVEN WATERTIGHT.
10.14.3. TEST SHALL BE OBSERVED AND APPROVED BY THE OWNER PRIOR TO BACKFILL.
10.14.4. UPON COMPLETION OF EACH PHASE OF THE WORK, THE CONTRACTOR SHALL CHECK AND ADJUST EACH SPRINKLER HEAD TO MEETING THE SITE REQUIREMENTS.
10.15. COVERAGE TEST - UPON COMPLETION OF ALL SYSTEMS, THE CONTRACTOR, IN THE PRESENCE OF THE ARCHITECT, SHALL PERFORM A COVERAGE TEST TO DETERMINE IF THE COVERAG

MWELO - WATER EFFICIENT LANDSCAPE WORKSHEET : NON-RESIDENTIAL (NO SLA) - **ETAF = 0.45**							
Reference Evapotranspiration (ETo)			42.6	(REDONDO BEACH)		MAWA = Eto X 0.62 X (**0.45** X LA)	
Hydrozone Number	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	(PF/IE)	Landscape Area (sq. ft.)	(PF/IE) x Area	Estimated Total Water Use (ETWU)
REGULAR LANDSCAPE AREAS							
HZ 1 Top of Slope	0.30	Sprinkler	0.75	0.40	11,001	4,400	116,223
HZ 2 Middle of Slope	0.30	Sprinkler	0.75	0.40	9,395	3,758	99,256
HZ 3 Base of Slope	0.30	Sprinkler	0.75	0.40	12,187	4,875	128,753
HZ 4 Shrub Bubblers	0.30	Bubbler	0.81	0.37	390	144	3,815
				Total	32,973	13,178	
						ETWU TOTAL	348,048
						MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	391,897

HYDROZONE INFORMATION MATRIX

Hydrozone Number	Station Number	Area (sq. ft.)	Percent of Area	Description / Plant Type	Plant Factor (WUCOLS)	Irrigation Type	Zone Flow (GPM)	Precipitation Rate (in./hr.)	Zone Pressure
1	1	1,200	3.6%	Top of Slope	Low	MP Rotator	7	0.40	30 psi
2	2	1,200	3.6%	Middle of Slope	Low	MP Rotator	7	0.40	30 psi
3	3	1,028	3.1%	Bottom of Slope	Low	MP Rotator	6	0.40	30 psi
1	4	1,784	5.4%	Top of Slope	Low	MP Rotator	11	0.40	30 psi
2	5	1,135	3.4%	Middle of Slope	Low	MP Rotator	7	0.40	30 psi
3	6	1,946	5.9%	Bottom of Slope	Low	MP Rotator	12	0.40	30 psi
1	7	2,528	7.7%	Top of Slope	Low	MP Rotator	17	0.40	30 psi
2	8	3,271	9.9%	Middle of Slope	Low	MP Rotator	22	0.40	30 psi
3	9	3,717	11.3%	Bottom of Slope	Low	MP Rotator	25	0.40	30 psi
4	10	390	1.2%	Shrubs with Bubblers	Low	Bubbler	10	2.50	30 psi
1	11	3,114	9.4%	Top of Slope	Low	MP Rotator	18	0.40	30 psi
2	12	2,941	8.9%	Middle of Slope	Low	MP Rotator	17	0.40	30 psi
3	13	3,460	10.5%	Bottom of Slope	Low	MP Rotator	20	0.40	30 psi
1	14	2,375	7.2%	Top of Slope	Low	MP Rotator	14	0.40	30 psi
2	15	848	2.6%	Middle of Slope	Low	MP Rotator	5	0.40	30 psi
3	16	2,036	6.2%	Bottom of Slope	Low	MP Rotator	12	0.40	30 psi
TOTAL =		32,973	100.0%			Peak Flow =	25		



1 IRRIGATION PLAN
SCALE: 1" = 20'–0"

STATEMENT OF COMPLIANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

Rick Dortch 04/8/25
RICK DORTCH - IRRIGATION CONSULTANT DATE

POINT OF CONNECTION
MAKE IRRIGATION POINT OF CONNECTION INTO WATER LINE DIRECTLY DOWN STREAM OF EXISTING IRRIGATION WATER METER. VERIFY EXACT LOCATION IN THE FIELD AND ADJUST AS NECESSARY. INSTALL SHUT-OFF VALVE AT POC FOR IRRIGATION SYSTEM ISOLATION. INSTALL BACKFLOW PREVENTER DOWN STREAM OF SHUT-OFF VALVE PER ALL LOCAL CODES. INSTALL IN ENCLOSURE AS CALLED FOR IN THE IRRIGATION LEGEND. FINAL BACKFLOW PREVENTER LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER OR AUTHORIZED REPRESENTATIVE. PIPING BETWEEN THE WATER METER AND THE BACKFLOW PREVENTER ASSEMBLY TO BE SCH 80 PVC. INSTALL MASTER VALVE DOWN STREAM OF BACKFLOW DEVICE AND WIRE TO CONTROLLER PER MANUFACTURER'S DIRECTIONS. INSTALL FLOW SENSOR DOWN STREAM OF MASTER VALVE AND WIRE TO CONTROLLER PER MANUFACTURER'S DIRECTIONS. MAXIMUM DEMAND IS 25 GPM. STATIC PRESSURE AT METER IS 6 PSI (INFORMATION FROM CIVIL ENGINEER BY EMAIL ON APRIL 2, 2025). CONTRACTOR SHALL VERIFY STATIC PRESSURE AT METER PRIOR TO START OF WORK AND NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF A DISCREPANCY IS FOUND. DO NOT PROCEED WITH ANY IRRIGATION INSTALLATION WORK UNTIL ANY AND ALL WATER SUPPLY AND PRESSURE ISSUES HAVE BEEN RESOLVED.

CONTROLLER
INSTALL IRRIGATION CONTROLLER AS SHOWN ON THE PLANS. FINAL CONTROLLER LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER OR AUTHORIZED REPRESENTATIVE. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120V AC POWER TO THE FINAL CONTROLLER LOCATION WITH GENERAL CONTRACTOR AND/OR ELECTRICAL CONTRACTOR AS NECESSARY. THE OWNER SHALL PAY ALL ASSOCIATED COSTS. THE IRRIGATION CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS PER LOCAL CODES. MOUNT, GROUND, AND WIRE ALL THE CONTROL EQUIPMENT PER THE MANUFACTURER'S DIRECTIONS, THESE PLANS, AND PER ALL LOCAL CODES. CONTRACTOR TO PROVIDE TO OWNER A COMPLETE HAND-HELD MAINTENANCE REMOTE CONTROL KIT FOR THE CONTROLLER AS PROVIDED BY THE CONTROLLER MANUFACTURER.

WEATHER SENSOR (ET SENSOR / RAIN SHUT-OFF DEVICE)
INSTALL THE WEATHER SENSOR IN THE APPROXIMATE LOCATION SHOWN ON THE PLANS. LOCATE AND MOUNT PER MANUFACTURERS' DIRECTIONS. FINAL WEATHER SENSOR LOCATION TO BE DETERMINED IN THE FIELD AND PRE-APPROVED BY THE OWNER AND/OR ARCHITECT PRIOR TO MOUNTING. ENSURE THE SENSOR IS LOCATED WITHIN WIRELESS RANGE OF THE IRRIGATION CONTROLLER. TEST THE SIGNAL STRENGTH OF THE WIRELESS COMMUNICATION PRIOR TO MOUNTING. IT IS SUGGESTED TO NOT USE THE AUTOMATIC ET ADJUSTING FUNCTIONS OF THE CONTROL SYSTEM UNTIL THE PLANT MATERIAL IS FULLY ESTABLISHED.

SLEEVING
MAINLINE AND VALVES MAY BE SHOWN OUTSIDE OF PLANTED AREAS FOR CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN ADJACENT PLANTED AREAS EXCEPT WHERE SLEEVING IS SHOWN ON THE PLANS. ALL PIPES AND WIRES THAT MUST RUN UNDER HARDSCAPE TO BE SLEEVED IN PVC SLEEVES ACCORDING TO THE LEGEND AND SLEEVING CHART, OR AS NOTED ON THE PLANS.

CHECK VALVES
INSTALL IN-LINE CHECK VALVES FOR THE SHRUB BUBBLER SYSTEMS SO THAT THE BUBBLERS LINES DO NOT DRAIN EVERY TIME THE VALVE CYCLES. INSTALL THE BUBBLERS IN A 10" ROUND VALVE BOX. SEE LOCATION ON THE PLANS. ADD MORE CHECK VALVES TO THE BUBBLER SYSTEM AND / OR THE ROTATOR SYSTEMS AS NEEDED (NOT SHOWN) TO MINIMIZE LOW PIPE DRAINAGE.

SPRINKLER LEGEND - POINT SOURCE BUBBLER

SYMBOL	MANUFACTURER / MODEL NUMBER	NOZZLE	RAD	PSI	FLOW - GPM Q	T	H	TT	TQ	F	DETAIL
FLOOD BUBBLER ON FLEXIBLE PVC RISER											
●	RAIN BIRD 1401 SERIES BUBBLER	1 PER PLANT	N/A	20	2 GPH						L / M
NOTE: INSTALL ONE BUBBLER FOR EACH SHRUB IN THE NARROW AREAS ONLY.											

SPRINKLER LEGEND - ROTATOR NOZZLES

SYMBOL	MANUFACTURER / MODEL NUMBER	NOZZLE	RAD	PSI	FLOW - GPM Q	T	H	210°	TQ	F	DETAIL
SHRUB HI-POP HEADS WITH HUNTER MP ROTATOR NOZZLE, CHECK VALVE, AND PRESSURE REGULATION											
	HUNTER PROS-12-PRS30-CV SERIES	MPCORNER	8'-12'	30	0.17						
	HUNTER PROS-12-PRS30-CV SERIES	MP1000-90-210 MP1000-210-270	8'-12'	30	0.16	0.21	0.32	0.37	0.48		
	HUNTER PROS-12-PRS30-CV SERIES	MP1000-360	8'-12'	30						0.65	
	HUNTER PROS-12-PRS30-CV SERIES	MP2000-90-210 MP2000-210-270	13'-17'	30	0.33	0.42	0.63	0.74	0.95		N
	HUNTER PROS-12-PRS30-CV SERIES	MP2000-360	13'-17'	30						1.27	
	HUNTER PROS-12-PRS30-CV SERIES	MP3000-90-210 MP3000-210-270	18'-27'	30	0.74	1.05	1.58	1.84	2.37		
	HUNTER PROS-12-PRS30-CV SERIES	MP3000-360	18'-27'	30						3.15	

LATERAL PIPE SIZING

	3/4" PIPE
	1" PIPE
	1 1/4" PIPE
	1 1/2" PIPE
	2" PIPE
	2 1/2" PIPE
	3" PIPE
	4" PIPE

LATERALS TO BE SCH 40 PVC.
NO 1/2" PIPING ALLOWED.

SCH 40 PVC SLEEVING CHART

1 1/4" SLEEVE	1-8 WIRES	1/2" PIPE
1 1/2" SLEEVE	9-16 WIRES	3/4" PIPE
2" SLEEVE	17-26 WIRES	1" PIPE
2 1/2" SLEEVE	27-38 WIRES	1 1/4" PIPE
3" SLEEVE	39-54 WIRES	1 1/2" PIPE
4" SLEEVE	55-100 WIRES	2" PIPE
6" SLEEVE	100+ WIRES	3" PIPE

PIPE SLEEVES TO BE A MIN. 2x LINE SIZE.
WIRE SLEEVES TO BE A MIN. OF 2x WIRE BUNDLE SIZE.

811 Know what's below. Call before you dig.

EQUIPMENT LEGEND

SYMBOL	MANUFACTURER / MODEL NUMBER	SIZE	DETAIL
M	EXISTING SITE WATER METER - VERIFY LOCATION IN THE FIELD AND ADJUST AS NECESSARY	2"	N/A
BP	FEBCO LF825YA REDUCED PRESSURE BACKFLOW PREVENTER + WYE STRAINER + REGULATOR	1 1/2"	A
MV	SUPERIOR 3200-100 SERIES NORMALLY CLOSED BRASS MASTER CONTROL VALVE	1 1/2"	B
FS	FLOWMEC QS-200-15 ULTRASONIC FLOW SENSOR IN SCH 80 PVC TEE	1 1/2"	C
	NIBCO T-580-70 TWO-PIECE BRONZE BALL VALVE - FULL PORT	LINE SIZE	D
	HUNTER HQ33D-LRC SERIES QUICK COUPLING VALVE WITH LOCKING YELLOW VINYL COVER	3/4"	E
	HUNTER ICV-101G SERIES ELECTRIC CONTROL VALVE WITH FLOW CONTROL	PLAN SIZE	F
	SCH 80 PVC MAINLINE BETWEEN WATER METER AND BACKFLOW PREVENTER	2"	G
	SCH 40 PVC IRRIGATION PRESSURE MAINLINE (1 1/2" AND SMALLER) - 18" MINIMUM COVER CLASS 315 PVC IRRIGATION PRESSURE MAINLINE (2" AND LARGER) - 24" MINIMUM COVER	PLAN SIZE	G
	SCH 40 PVC NON-PRESSURE LATERAL LINE - 12" MINIMUM COVER	PLAN SIZE	G
	SCH 40 PVC PIPE SLEEVING - EXTEND 6" BEYOND EDGE OF HARDSCAPE - 18" MINIMUM COVER	PLAN SIZE	H
	SCH 40 PVC WIRE SLEEVING - EXTEND 6" BEYOND EDGE OF HARDSCAPE - 18" MINIMUM COVER	PLAN SIZE	H
C	HUNTER 'ACC2' A2C-1200-P+(2)A2M-600+A2-WIFI AUTOMATIC WEATHER-BASED ET CONTROLLER WITH MODULAR STATION CAPABILITY - MOUNT SOLAR SYNC ON CABINET IN WR-GUARD	24 STATION	I
ET	HUNTER 'SOLAR SYNC' WSS-SEN WIRELESS RAIN SENSOR / ET SENSOR OWNER	N/A	J
NOT SHOWN	UF DIRECT BURIAL CONTROL WIRE WITH WATERPROOF CONNECTIONS	14 GA UF	K

REVISIONS: No. | DATE | SHEET | APPROVAL | DESCRIPTION
AS-BUILT: | REF.:

DESIGNED BY: RAFAEL HOLCOMBE
DRAWN BY: JONATHAN GOBER

REGISTERED PROFESSIONAL ENGINEER RAFAEL J. HOLCOMBE No. C/VIL STATE OF CALIFORNIA

REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
IRRIGATION PLAN

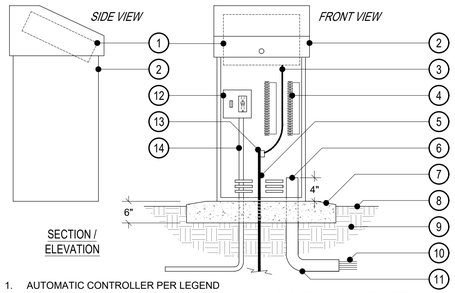
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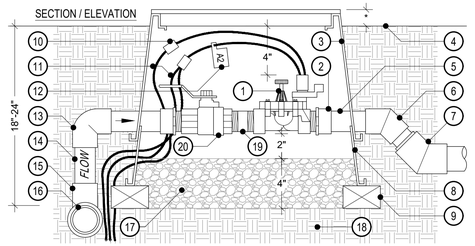
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AUTOMATIC CONTROLLER | I



1. AUTOMATIC CONTROLLER PER LEGEND
2. STAINLESS STEEL V.I.T. CONTROLLER ENCLOSURE PER LEGEND AND/OR NOTES
3. #6 AWG BARE COPPER WIRE TO GROUND ROD (PAIGE #160635)
4. TERMINAL STRIPS (PART OF V.I.T. CSA OPTION)
5. 5/8"x10' SOLID COPPER GROUNDING ROD (PAIGE #182007)
6. 3" SCH 40 PVC CONDUIT FOR CONTROL WIRES - EXTEND ABOVE PAD
7. POURED IN PLACE CONCRETE PAD - SLOPE EDGES 1% FOR DRAINAGE
8. FINISH GRADE - 2" BELOW TOP OF CONCRETE PAD
9. NATIVE SOIL
10. DIRECT BURIAL CONTROL WIRES TO VALVES
11. USE LONG PVC SWEEP ELLS FOR WIRES
12. 120V AC OUTLET AND SWITCH (PART OF V.I.T. CSA OPTION)
13. CADWELD #GR116TG "ONE-SHOT" WELDING KIT (PAIGE #1820037P)
14. PVC CONDUIT WITH 120V AC POWER WIRES TO ELECTRICAL SOURCE

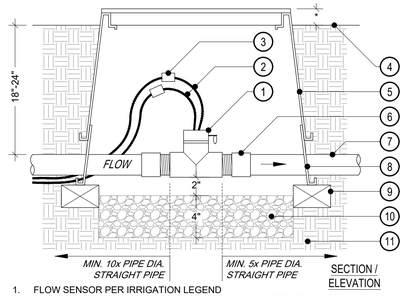
ELECTRIC CONTROL VALVE | F



1. REMOTE CONTROL VALVE PER IRRIGATION LEGEND
2. SCH 40 PVC MALE ADAPTER (2 REQUIRED) VALVE SIZE
3. RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID (NDS PRO-SPEC SERIES) HEAT BRAND STATION NUMBER ON LID IN 2" HIGH BLOCK LETTERS
4. FINISH GRADE
5. PVC LATERAL LINE PER IRRIGATION LEGEND (VALVE SIZE)
6. SCH 40 PVC 45 DEGREE ELL
7. SCH 40 PVC 45 DEGREE ELL (BUSH UP TO LATERAL LINE PLAN SIZE)
8. RECTANGULAR PLASTIC VALVE BOX EXTENSION AS REQUIRED
9. COMMON BRICK SUPPORTS (4 REQUIRED)
10. WATER PROOF WIRE CONNECTORS (2 REQUIRED)
11. #14 UF WIRES TO CONTROLLER (COLOR CODED)
12. I.D. TAG WITH STATION NUMBER PRINTED ON IT (CHRISTY'S #ID-STD-Y1)
13. SCH 40 PVC ELL (VALVE SIZE)
14. MAINLINE PIPING PER IRRIGATION LEGEND (VALVE SIZE)
15. SCH 40 PVC TEE (OUTLET TO BE VALVE SIZE)
16. MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
17. FILL BASE OF BOX WITH PEA GRAVEL
18. NATIVE SOIL
19. SCH 80 PVC THREADED NIPPLE (3")
20. BALL VALVE PER IRRIGATION LEGEND (SAME SIZE AS RCV)

* 1/2" IN TURF AREAS, 2" IN SHRUB AREAS

FLOW SENSOR | C

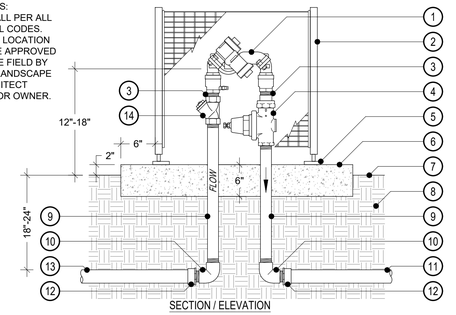


1. FLOW SENSOR PER IRRIGATION LEGEND
2. #14 UF WIRES TO CONTROLLER (COLOR CODE DIFFERENTLY THAN COMMON WIRE, CONTROL WIRES, AND MASTER VALVE WIRES)
3. WATERPROOF WIRE CONNECTORS (2 REQUIRED)
4. FINISH GRADE
5. RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID (NDS PRO-SPEC SERIES) HEAT BRAND "FS" ON LID IN 2" HIGH BLOCK LETTERS
6. SCH 40 MALE ADAPTERS (SENSOR SIZE, 2 REQUIRED) NOT REQUIRED FOR PVC SENSORS - REFER TO EQUIPMENT LEGEND
7. MAINLINE PIPING PER IRRIGATION LEGEND (SENSOR SIZE)
8. RECTANGULAR PLASTIC VALVE BOX EXTENSION AS REQUIRED
9. COMMON BRICK SUPPORTS (4 REQUIRED)
10. FILL BASE OF BOX WITH PEA GRAVEL
11. NATIVE SOIL

* 1/2" IN TURF AREAS, 2" IN SHRUB AREAS

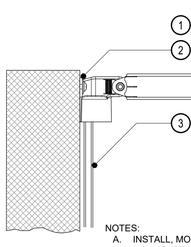
BACKFLOW PREVENTER / LOCKING ENCLOSURE | A

NOTES:
INSTALL PER ALL LOCAL CODES. FINAL LOCATION TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT AND/OR OWNER.



1. REDUCED PRESSURE BACKFLOW PREVENTER PER IRRIGATION LEGEND
2. LOCKING STAINLESS STEEL V.I.T. BACKFLOW PREVENTER ENCLOSURE (#SBBC-30SS)
3. BRASS CLOSE NIPPLE (R/P SIZE)
4. WILKINS 500XL SERIES PRESSURE REGULATOR (R/P SIZE) IF REQUIRED
5. MOUNT ENCLOSURE TO CONCRETE PAD PER MANUFACTURER
6. 6" THICK CONCRETE PAD
7. FINISH GRADE
8. NATIVE SOIL
9. BRASS NIPPLE (R/P SIZE) LENGTH AS REQUIRED
10. BRASS ELL (R/P SIZE)
11. MAINLINE PIPING PER IRRIGATION LEGEND (TO SYSTEM)
12. SCH 40 PVC MALE ADAPTER (BUSH UP TO MAINLINE PLAN SIZE WHERE R/P DEVICE IS SMALLER THAN MAINLINE SIZE)
13. MAINLINE PIPING PER IRRIGATION LEGEND (FROM P.O.C.)
14. WILKINS YBP-80 STRAINER (R/P SIZE)

RAIN SENSOR / ET SENSOR - WIRELESS | J

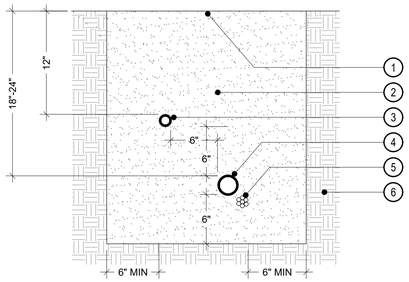


1. HUNTER SOLAR SYNC ET MANAGEMENT SYSTEM - MOUNT IN FULL SUN LIGHT AND EXPOSURE TO RAIN, BUT NOT SPRINKLERS
2. MOUNT TO WALL, OR EAVE, ETC. PER THE MANUFACTURER'S DIRECTIONS
3. RUN LEAD WIRES TO SOLAR SYNC MODULE LOCATED AT CONTROLLER - MAXIMUM WIRE RUN TO BE 200'

NOTES:
A. INSTALL, MOUNT, AND WIRE THE SOLAR SYNC PER THE MANUFACTURER'S DIRECTIONS.
B. FINAL SOLAR SYNC LOCATION TO BE DETERMINED IN THE FIELD AND APPROVED BY THE OWNER.
C. FINAL SOLAR SYNC LOCATION SHALL BE IN A LOW VISIBILITY AREA WITH MAXIMUM VANDAL RESISTANCE.
D. FOR MOST ACCURATE TEMPERATURE SENSING, LOCATE THE SOLAR SYNC SO THAT IT IS EXPOSED TO SUN AS MUCH AS POSSIBLE.
E. THE SOLAR SYNC HAS AN INTEGRATED BRACKET FOR MOUNTING. USE ANY COMBINATION OF ADAPTERS / FITTINGS AS MAY BE REQUIRED TO MOUNT IN THE SPECIFIC LOCATION FOR THIS SITE.
F. ALL WIRING FROM THE STATION TO THE CONTROLLER SHALL BE IN CONDUIT.

ADAPT AS NECESSARY TO MOUNT IN VANDAL RESISTANT ENCLOSURE ON SIDE OF THE CONTROLLER CABINET.

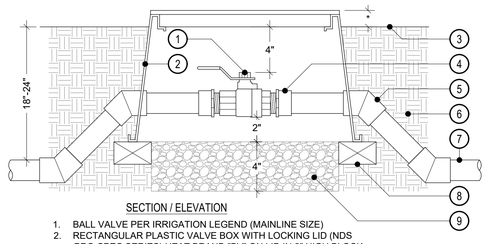
TRENCHING | G



1. FINISH GRADE
2. CLEAN BACKFILL WITH ALL ROCKS 1" OR LARGER REMOVED - 90% COMPACTION REQUIRED - SEE SPECS
3. NON-PRESSURE LATERAL LINE PER LEGEND (SNAKE IN TRENCH)
4. PRESSURE MAINLINE PER LEGEND (SNAKE IN TRENCH)
5. CONTROL WIRES - INSTALL BELOW PRESSURE MAINLINE
6. UNDISTURBED NATIVE SOIL

NOTES:
BUNDLE AND TAPE WIRES AT 10' O.C. PIGTAIL AND LOOP WIRES AT ALL CHANGES IN DIRECTION. SPLICING OF WIRE RUNS IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM OWNER AND LANDSCAPE ARCHITECT. RUN CONTROL WIRES IN SAME TRENCH AS MAINLINE WHERE POSSIBLE. INSTALL 12"x12"x12" CONCRETE THRUST BLOCKS AT ALL CHANGES IN DIRECTION OF PRESSURE MAINLINE (45'S, 90'S, TEES, ETC.) AND AT ALL TERMINAL POINTS.

BALL VALVE | D

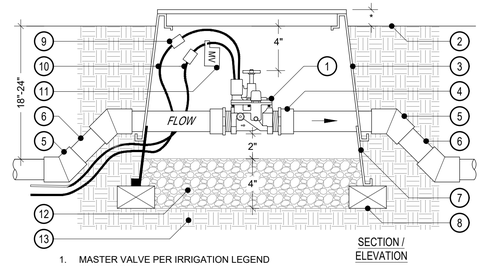


1. BALL VALVE PER IRRIGATION LEGEND (MAINLINE SIZE)
2. RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID (NDS PRO-SPEC SERIES) HEAT BRAND "BV" ON LID IN 2" HIGH BLOCK LETTERS
3. FINISH GRADE
4. SCH 40 PVC MALE ADAPTER (2 REQUIRED)
5. SCH 40 PVC 45 DEGREE ELL (4 REQUIRED)
6. NATIVE SOIL
7. MAINLINE PIPING PER IRRIGATION LEGEND
8. COMMON BRICK SUPPORTS (4 REQUIRED)
9. FILL BASE OF BOX WITH PEA GRAVEL

* 1/2" IN TURF AREAS, 2" IN SHRUB AREAS

NOTES:
OFF-SET VALVE BOX AROUND BALL VALVE TO ALLOW SPACE FOR FULL MOVEMENT OF THE BALL VALVE HANDLE.

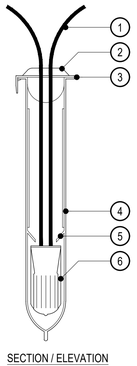
MASTER VALVE | B



1. MASTER VALVE PER IRRIGATION LEGEND
2. FINISH GRADE
3. RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID (NDS PRO-SPEC SERIES) HEAT BRAND "MV" ON LID IN 2" HIGH BLOCK LETTERS
4. SCH 40 PVC MALE ADAPTER (2 REQUIRED) USE REDUCING ADAPTERS WHERE MAINLINE IS LARGER THAN VALVE
5. SCH 40 PVC 45 DEGREE ELL (4 REQUIRED)
6. MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
7. RECTANGULAR PLASTIC VALVE BOX EXTENSION AS REQUIRED
8. COMMON BRICK SUPPORTS (4 REQUIRED)
9. WATERPROOF WIRE CONNECTORS (2 REQUIRED)
10. #14 UF WIRES TO CONTROLLER (COLOR CODE DIFFERENTLY THAN COMMON WIRE, CONTROL WIRES, AND FLOW SENSOR WIRES)
11. I.D. TAG WITH "MV" PRINTED ON IT (CHRISTY'S #ID-STD-Y1)
12. FILL BASE OF BOX WITH PEA GRAVEL
13. NATIVE SOIL

* 1/2" IN TURF AREAS, 2" IN SHRUB AREAS

WATERPROOF WIRE CONNECTOR | K



1. LOW VOLTAGE WIRES - 3 MAXIMUM
2. WIRES PASS THROUGH GROOVES IN TUBE LID TO ALLOW LID TO CLOSE
3. CLOSE TUBE LID AFTER WIRE IS INSERTED INTO TUBE
4. POLY TUBE PRE-FILLED WITH WATERPROOF GEL
5. LOCK TABS PREVENT WIRE REMOVAL ONCE CONNECTOR IS INSERTED
6. SCOTCHLOK ELECTRICAL SPRING CONNECTOR - WIRES SHALL BE PRE-STRIPPED OF 1/2" OF THE INSULATION PRIOR TO INSERTION INTO THE CONNECTOR - TWIST CONNECTOR ONTO WIRES TO SEAT FIRMLY

INSERT SCOTCHLOK CONNECTOR AND WIRES INTO TUBE UNTIL THE CONNECTOR PASSES THE LOCK TABS.

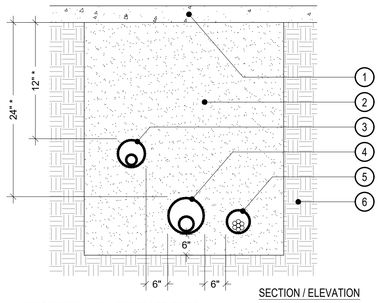
NOTES:
WIRE CONNECTOR SHALL BE A 3M DBY DIRECT BURY SPLICE KIT.

KIT SHALL INCLUDE A SCOTCHLOK SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PRE-FILLED WITH GEL.

DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2-3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTOR.

SECTION / ELEVATION

SLEEVING | H

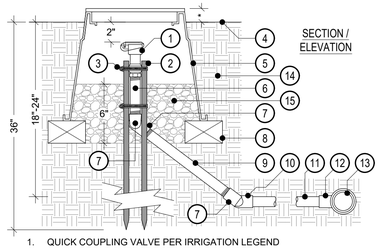


1. HARDSCAPING AND AGGREGATE (TYPICAL)
2. CLEAN SAND BACKFILL - COMPACT TO MATCH DENSITY OF NATIVE SOIL
3. LATERAL LINE IN SCH 40 PVC SLEEVE
4. PRESSURE MAINLINE IN SCH 40 PVC SLEEVE
5. CONTROL WIRES IN SCH 40 PVC SLEEVE
6. UNDISTURBED NATIVE SOIL

NOTES:
SIZE ALL SLEEVES PER THE IRRIGATION PLANS. EXTEND SLEEVES 6" MINIMUM BEYOND EDGE OF HARDSCAPE (AT EACH END) INTO THE PLANTING AREAS.

* SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 36" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE.

QUICK COUPLING VALVE | E



1. QUICK COUPLING VALVE PER IRRIGATION LEGEND
2. #4x36" REBAR SUPPORT STAKE (2 REQUIRED)
3. STAINLESS STEEL CLAMP (2 REQUIRED)
4. FINISH GRADE
5. 10" ROUND PLASTIC VALVE BOX WITH LOCKING LID (NDS PRO-SPEC SERIES) HEAT BRAND "QC" ON LID IN 2" HIGH BLOCK LETTERS
6. 3/4"x6" SCH 80 PVC NIPPLE
7. 3/4" SCH 40 PVC STREET ELL (3 REQUIRED)
8. COMMON BRICK SUPPORTS (3 REQUIRED)
9. 3/4"x12" SCH 80 PVC NIPPLE
10. 3/4" SCH 40 PVC ELL (SxT)
11. 3/4" SCH 40 PVC MAINLINE (12" MINIMUM LENGTH)
12. SCH 40 PVC MAINLINE FITTING (TEE OR ELL) WITH 3/4" SLIP OUTLET
13. MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
14. NATIVE SOIL
15. FILL BASE OF BOX WITH PEA GRAVEL

* 1/2" IN TURF AREAS, 2" IN SHRUB AREAS

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REVISIONS | No. | DATE | SHEET | APPROVAL | DESCRIPTION

AS-BUILT: | REF.:

DESIGNED BY: RAFAEL HOLCOMBE
DRAWN BY: JONATHAN GOBER

REGISTERED PROFESSIONAL ENGINEER RAFAEL J. HOLCOMBE No. C-91108 EXP. 06-30-25 CIVIL STATE OF CALIFORNIA

REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
IRRIGATION DETAILS

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IRRIGATION NOTES (AS APPLICABLE) :

1. GENERAL - ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND THESE PLANS. THE CONTRACTOR SHALL APPLY FOR ALL PERMITS AND PAY SAME.
   1.A. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT OF ANY WORK UNDER THIS CONTRACT.
   1.B. THE CONTRACTOR SHALL CARRY ALL WORKERS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE, AS REQUIRED BY THE OWNER AND/OR GOVERNING AGENCY.

2. SCOPE OF WORK - UNLESS OTHERWISE SPECIFIED, THE CONSTRUCTION OF IRRIGATION SYSTEMS SHALL INCLUDE THE FURNISHING, INSTALLING AND TESTING OF ALL POINTS OF CONNECTION, BACKFLOW DEVICES, AND MAINLINE; AND THE FURNISHING AND INSTALLING OF CONTROLLERS, ELECTRIC CONTROL VALVES, OTHER SPECIFIED VALVES, LATERAL LINES, RISERS AND FITTINGS, SPRINKLER HEADS, AND DRIP LINES; AND EXCAVATION AND BACKFILL AND ALL OTHER WORK IN ACCORDANCE WITH THESE PLANS, DETAILS, AND NOTES. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT PROPERTY, TRANSPORTATION, AND PERFORM ALL OPERATIONS REQUIRED FOR A COMPLETE AND OPERABLE IRRIGATION SYSTEM AS INDICATED ON, OR REASONABLY IMPLIED BY THE DRAWINGS, DETAILS, AND NOTES. INCLUDED AS A PART OF THE IRRIGATION WORK, BUT NOT LIMITED BY IT, ARE THE FOLLOWING:
   2.A. INSTALL COMPLETE OPERABLE INDEPENDENT IRRIGATION SYSTEMS PER THE PLANS, DETAILS, LEGENDS, AND NOTES.
   2.B. ALL IRRIGATION WORK SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OF BACKFILLED TRENCHES BELOW GRADE FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.

3. CHECK AND VERIFY ALL SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO ANY SITE WORK. IF IT IS FOUND THAT THE SITE VARIES FROM THE DRAWINGS, NOTIFY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL DECIDE ALL QUESTIONS RELATING TO THE INTERPRETATION OF THE DRAWINGS AND THE ACCEPTABLE FULFILLMENT OF THE CONTRACT.

4. COORDINATE ALL IRRIGATION WORK WITH PLANTING AND GRADING OPERATIONS TO AVOID ANY CONFLICT WITH PLANTING PITS, DRAINAGE SWALES, ETC.

5. PIPING SHOWN ON THE PLANS IS ESSENTIALLY DIAGRAMMATIC. CONTRACTOR SHALL ROUTE PIPING TO AVOID CONFLICT WITH STATIONARY ELEMENTS AND IN SUCH A MANNER AS TO CONFORM WITH THE VARIOUS DETAILS AND DESIGN INTENT OF THESE PLANS. WHERE TREES, LIGHT STANDARDS, OR OTHER PHYSICAL OBSTRUCTIONS EXIST, THE PIPING AND SPRINKLER HEAD LOCATIONS SHALL BE ADJUSTED AND / OR RELOCATED AS NECESSARY TO OBTAIN FULL COVERAGE WITH MINIMAL OVER SPRAY.

6. THE CONTRACTOR SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGED OR STOLEN PARTS AT HIS EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER AND/OR GOVERNING AGENCY.

7. EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR ANY DAMAGE. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT A MINIMUM OF TWO WORKING DAYS PRIOR TO DIGGING.

8. THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL TO HIS WORK.

9. THE IRRIGATION DESIGN IS BASED ON THE METER AND/OR POINT OF CONNECTION SIZE AND WATER PRESSURE INDICATED ON THE WATER SOURCE / POINT OF CONNECTION NOTE ON THE PLANS. CONTRACTOR SHALL VERIFY THE PRESSURE PRIOR TO CONSTRUCTION. SHOULD A DISCREPANCY EXIST, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION. DO NOT PROCEED WITH ANY IRRIGATION INSTALLATION WORK UNTIL ANY AND ALL WATER SUPPLY AND PRESSURE ISSUES HAVE BEEN RESOLVED.

10. CONTRACTOR SHALL MAKE POINT(S) OF CONNECTION (POC) AS NOTED ON THE PLANS. ALL FEES AND LOCAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

11. IRRIGATION CONTRACTOR SHALL COORDINATE 120V AC POWER TO FINAL CONTROLLER LOCATION WITH GENERAL CONTRACTOR AND/OR ELECTRICAL CONTRACTOR AS NECESSARY. IRRIGATION CONTRACTOR SHALL PAY ALL ASSOCIATED FEES FOR ELECTRICAL SERVICE. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL FINAL CONTROLLER CONNECTIONS PER LOCAL CODES.

12. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT REQUIRED TO PERFORM A MAINLINE PRESSURE TEST. THE HYDROSTATIC TEST SHALL HOLD A MINIMUM OF 150 PSI FOR 3 HOURS OR MORE. CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE A MINIMUM OF 48 HOURS IN ADVANCE OF THE TEST FOR CERTIFICATION.

13. CONTRACTOR SHALL THOROUGHLY FLUSH THE ENTIRE MAINLINE PRIOR TO INSTALLING REMOTE CONTROL VALVES. ALL LATERAL LINES SHALL BE COMPLETELY FLUSHED PRIOR TO INSTALLING HEADS AND NOZZLES. FOR DRIP SYSTEMS, ALL PIPING / TUBING DOWNSTREAM OF THE CONTROL VALVE SHALL BE THOROUGHLY FLUSHED PRIOR TO 'CLOSING' SYSTEM (FOR GRID SYSTEMS), OR BEFORE INSTALLING FLUSH VALVES.

14. ALL WIRES SHALL BE SOLID COPPER, PLASTIC INSULATED, U.F. DIRECT BURIAL WIRE. ALL COMMON WIRE SHALL BE AWG #12 WHITE; ALL CONTROL WIRES SHALL BE AWG #14 RED OR BLACK. CONTROLLERS SHALL HAVE SEPARATE COLOR CODED COMMON WIRES AND CONTROL WIRES WHEN TWO OR MORE CONTROLLERS ARE ON THE PROJECT.

15. ALL CONTROL WIRES AND IRRIGATION PIPING THAT RUNS UNDER HARDSCAPE / PAVING SHALL BE ENCASED IN PVC SLEEVES PER THE LEGEND. SLEEVES SHALL BE SIZED ACCORDING TO THE SLEEVING CHART ON THE PLANS. SLEEVES SHALL BE STRAIGHT RUNS OF PVC PIPE WITH NO FITTINGS INSTALLED UNDER HARDSCAPED AREAS. IF WIDTH OF HARDSCAPE EXCEEDS A FULL LENGTH OF PIPE, USE BELLED END CONNECTION OR COUPLER WITHIN SLEEVE, ENSURING SLEEVE IS LARGE ENOUGH FOR THE ADDED DIAMETER OF THE CONNECTION.

16. THE FINAL LOCATION FOR CONTROL VALVES AND QUICK COUPLERS SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT OR THE OWNER'S AUTHORIZED REPRESENTATIVE. ALL VALVES AND QUICK COUPLERS SHALL BE LOCATED IN SHRUB AREAS WHEREVER POSSIBLE.

17. THE CONTRACTOR SHALL HEAT BRAND VALVE NUMBERS OR OTHER MARKINGS AS CALLED FOR IN THE IRRIGATION DETAILS ON INSIDE AND OUTSIDE OF ALL VALVE BOX LIDS.

18. ALL BRASS OR GALVANIZED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE OR APPROPRIATE PIPE JOINT COMPOUND. ALL PVC TO PVC THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE. NO PIPE DOPE IS ALLOWED AT VALVE OR SPRINKLER HEAD CONNECTIONS. ANY PVC TO METAL CONNECTIONS SHALL BE MADE WITH A MALE THREADED PVC FITTING AND A FEMALE THREADED METAL FITTING.

19. ALL PVC SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH SOLVENT-WELD MATERIALS AS RECOMMENDED BY THE PIPE MANUFACTURER. SOLVENT-WELD PRIMER SHALL BE APPLIED AT ALL CONNECTIONS.

20. LOW HEAD DRAINAGE WILL NOT BE ALLOWED. CONTRACTOR TO DETERMINE IN THE FIELD WHICH HEADS DRAIN AFTER THE VALVE IS SHUT OFF. CONTRACTOR SHALL PROVIDE AND INSTALL ADDITIONAL IN-LINE CHECK VALVES AS NEEDED AT NO ADDITIONAL COST TO THE OWNER.

21. ALL PRESSURE SUPPLY LINES AND CONTROL WIRES TO HAVE 18"-24" MINIMUM COVER. ALL LATERAL LINES TO HAVE 12" MINIMUM COVER. FOR RECYCLED WATER SYSTEMS, PIPE DEPTH TO BE DETERMINED BY THE LOCAL GOVERNING AGENCY.

22. MAINLINE AND WIRE SLEEVING TO HAVE 24" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. MAINLINE AND WIRE SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 36" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. LATERAL LINE SLEEVING TO HAVE 12" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. LATERAL LINE SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 36" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. CONTRACTOR SHALL INSTALL SLEEVING UNDER ALL HARDSCAPE 36" WIDE OR GREATER. DUE TO GRAPHIC CLARITY, NOT ALL SLEEVES MAY BE SHOWN ON THE PLANS. CONTRACTOR SHALL INSTALL ALL SLEEVING PRIOR TO HARDSCAPE AND PAVING INSTALLATION.

23. THE RADIUS OF EACH HEAD IS TO BE ADJUSTED SO THAT HEAD-TO-HEAD COVERAGE IS MAINTAINED, BUT OVER SPRAY ON BUILDINGS, WALKS, WALLS, AND OTHER HARD SURFACES IS MINIMIZED. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO USING THE BEST NOZZLE RADIUS AND PATTERN, USING PRESSURE COMPENSATING DEVICES FOR NOZZLES, USING ADJUSTABLE NOZZLES, OR USING THE RADIUS ADJUST SCREW ON INDIVIDUAL NOZZLES.

24. FINE TUNE EACH CONTROL VALVE FOR OPTIMUM OPERATION. THIS SHALL BE DONE BY TURNING DOWN THE FLOW CONTROL OF THE VALVE UNTIL SYSTEM PERFORMANCE STARTS TO SUFFER. AT THAT POINT, OPEN UP VALVE FLOW CONTROL ABOUT ONE-HALF TURN OR UNTIL THE VALVE IS JUST OPEN ENOUGH FOR DESIRED OPERATION.

25. CONTRACTOR SHALL INSTALL 2 EXTRA WIRES FROM CONTROLLER(S) TO EACH END OF THE MAINLINE. WIRES SHALL COME UP INTO ALL VALVE BOXES ALONG THE MAINLINE PATH WITH 36" EXPANSION COILS IN EACH BOX. SPARE WIRES SHALL BE COLOR-CODED DIFFERENTLY THAN OTHER CONTROL WIRES FOR EACH CONTROLLER.

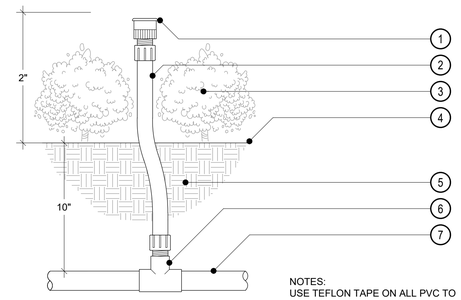
26. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR IS TO TURN OVER TO THE OWNER THE FOLLOWING:
   26.a. A REPRODUCIBLE SET OF "AS-BUILT" DRAWINGS AND CONTROLLER CHART.
   26.b. 2 KEYS FOR EACH CONTROLLER / CONTROLLER ENCLOSURE (AS APPLICABLE).
   26.c. 2 KEYS FOR BACKFLOW PREVENTER ENCLOSURE.
   26.d. 2 QUICK COUPLER KEYS AND MATCHING HOSE SWIVELS.
   26.e. 4 OF EACH SPRINKLER HEAD SPECIFIED (AS APPLICABLE).
   26.f. 100' OF EACH DRIP LINE TUBING SPECIFIED (AS APPLICABLE).
   26.g. 10 OF EACH DRIP EMITTER / FLUSH VALVE / DRIP SYSTEM APPARATUS SPECIFIED (AS APPLICABLE).

27. RECORD DRAWINGS - THE CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE A COMPLETE RECORD SET OF PRINTS WHICH SHALL BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS. PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL TRANSCRIBE ALL INFORMATION FROM THE RECORD SET TO A BLACK-LINE PRINT PROCURED FROM THE OWNER. ALL WORK SHALL BE NEAT AND LEGIBLE, LOCATING THE FOLLOWING ITEMS FROM PERMANENT POINTS OF REFERENCE: SHUT-OFF VALVES, MAINLINE AND CONTROL WIRE ROUTING, POC, BACKFLOW DEVICE, CONTROL VALVES, CONTROLLER, QUICK COUPLING VALVES, AND OTHER PERTINENT UNDERGROUND ITEMS.

28. "CONTROLLER CHART" - UPON APPROVAL OF THE FINAL RECORD DRAWINGS, PROVIDE ONE CHART FOR EACH CONTROLLER INSTALLED.
   28.A. THE CHART IS TO BE A REDUCED COPY OF THE APPROVED RECORD DRAWING (A BLACK-LINE PRINT REDUCED TO THE MAXIMUM SIZE THE CONTROLLER DOOR WILL ALLOW, COLORED WITH A DIFFERENT COLOR FOR EACH VALVE STATION'S AREA OF COVERAGE).
   28.B. WHEN COMPLETED AND APPROVED, THE CHART SHALL BE LAMINATED BETWEEN TWO (2) PIECES OF 20 MIL. CLEAR PLASTIC AND MOUNTED ON THE INSIDE OF THE CONTROLLER DOOR USING VELCRO TAPE OR EQUAL.

29. BUBBLER IRRIGATION
   29.A. THE BUBBLER SYMBOLS ARE SHOWN FOR CLARITY ONLY, REFER TO THE LEGEND AND NOTES FOR NUMBER OF BUBBLERS PER PLANT / PLANT SIZE. REFER TO THE PLANTING PLAN FOR THE QUANTITY, TYPE, AND SIZE OF THE PLANT MATERIALS. ALL PLANT MATERIALS SHALL RECEIVE THE CORRECT QUANTITY AND SIZE OF BUBBLERS TO MAINTAIN OPTIMUM PLANT HEALTH.
   29.A.1. EACH PLANT IS TO RECEIVE ONE (1) FLOOD BUBBLER.
   29.A.2. USE DIFFERENT FLOW BUBBLERS FOR SHRUBS THAT NEED MORE WATER THAN THE 0.25 GPM FLOW RATES SPECIFIED.
   29.A.3. FOR ALL PLANT MATERIAL INSTALLED ON SLOPES. LOCATE THE BUBBLER ON THE UP-HILL SIDE OF THE SLOPE AT THE EDGE OF THE ROOTBALL.
   29.B. VELOCITY OF WATER IN ALL AREAS OF SYSTEM INCLUDING POLYETHYLENE PIPE SHALL NOT EXCEED 4 FEET PER SECOND. VERIFY CHARACTERISTICS WITH MANUFACTURER.
   29.C. CONTRACTOR SHALL FLUSH ENTIRE ZONE PRIOR TO INSTALLATION OF ANY BUBBLERS. CONTRACTOR SHALL FURTHER FLUSH ALL ZONES AND INSPECT FOR CLOGGED OR BROKEN OR MISSING BUBBLERS AT LEAST EVERY TWO WEEKS AS PART OF REGULAR MAINTENANCE DURING MAINTENANCE PERIOD.
   29.D. CONTRACTOR SHALL NOT REPAIR OR ATTEMPT TO CLEAN ANY BUBBLER ORIFICE; RATHER CONTRACTOR SHALL REPLACE ENTIRE BUBBLER.

PRESSURE LOSS CALCULATIONS				
VALVE : #9 - 25 GPM				
WORST CASE HYDRAULIC CONDITION : HIGHEST FLOW				
		STATIC PRESSURE AT POC :		60
EQUIPMENT	SIZE	LENGTH	LOSS	Remaining PSI
Service Line	2"	50'	0.4	59.6
Water Meter	2"	-	1.0	58.6
Sch 80 PVC Line to R/P	2"	50'	0.3	58.3
Pressure Entering Backflow Preventer Assembly				58.3
Pressure Regulator Setting at R/P Assembly				n/a
Backflow Preventer	1 1/2"	-	12.0	46.3
Master Valve	1 1/2"	-	0.8	45.5
Flow Sensor	1 1/2"	-	1.0	44.5
CL315 PVC Main	2"	600'	3.8	40.7
Elecric Control Valve	1 1/2"	-	1.5	39.2
Lateral Lines	Misc.	Misc	2.0	37.2
Misc. Losses (10%)	n/a	-	2.3	34.9
		SUBTOTAL PRESSURE AVAILABLE :		34.9
Elevation Losses	Feet :	0	0.433	0.0
PRESSURE AVAILABLE AT SPRINKLER HEAD / EMITTER :				34.9
PRESSURE REQUIRED AT SPRINKLER HEAD / EMITTER :				30.0
		RESIDUAL PRESURE :		4.9

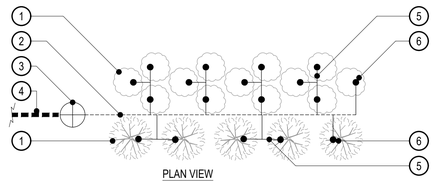


SECTION / ELEVATION

1. BUBBLER HEAD PER LEGEND
2. FLEXIBLE PVC RISER ASSEMBLY WITH FACTORY INSTALLED 1/2" MALE ADAPTERS ON EACH END (12" LENGTH)
3. PLANT MATERIAL PER PLANTING PLAN (TYP)
4. FINISH GRADE
5. NATIVE SOIL / BACKFILL PER SPECIFICATIONS
6. SCH 40 PVC LATERAL LINE FITTING WITH 1/2" FEMALE THREADED OUTLET
7. LATERAL LINE PIPING PER LEGEND

NOTES:
USE TEFLON TAPE ON ALL PVC TO PVC CONNECTIONS; NO PIPE DOPE ALLOWED. SET BUBBLERS AT THE EDGE OF THE ROOTBALL. LOCATE BUBBLERS ON UP-HILL SIDE OF THE PLANT WHEN LOCATED ON SLOPE. DO NOT USE FIXED RISER HEADS IN AREAS SUBJECT TO TRAFFIC, VANDALISM, OR IN ANY SITUATION WHERE A FIXED RISER HEAD COULD BE A SAFETY LIABILITY. LOW HEAD DRAINAGE IS NOT ALLOWED. INSTALL ADDITIONAL IN-LINE CHECK VALVES AS NEEDED AT NO ADDITIONAL COST TO THE OWNER.

WATERPROOF WIRE CONNECTOR | L

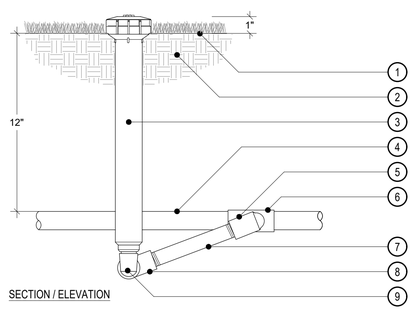


PLAN VIEW

1. TYPICAL SHRUB PER PLANTING PLAN
2. PVC LATERAL LINE "TRUNK LINE" PER IRRIGATION LEGEND (PLAN SIZE)
3. DRIP VALVE ASSEMBLY PER IRRIGATION LEGEND
4. PVC MAINLINE PER IRRIGATION LEGEND (PLAN SIZE)
5. 1/2" SCH 40 PVC LATERAL LINE "SPUR"
6. BUBBLER PER IRRIGATION LEGEND

NOTES:
RUN LATERAL "TRUNK LINE" THROUGH THE APPROXIMATE CENTER OF PLANTS TO BE IRRIGATED. LOCATE "TRUNK LINE" TO AVOID ANY TREES. TEE OFF "TRUNK LINE" AS NECESSARY TO EXTEND PVC "SPURS" TO BUBBLER LOCATIONS. MAXIMUM NUMBER OF PLANTS TO BE IRRIGATED BY ANY SINGLE "SPUR" SHALL NOT EXCEED 4. INSTALL FLUSH VALVE AT THE TERMINAL END OF "TRUNK LINE" IF USING DRIP EMITTERS IN LIEU OF BUBBLERS. WHEN "TRUNK LINE" RUNS IN MULTIPLE DIRECTIONS, INSTALL A FLUSH VALVE AT THE END OF EACH AND EVERY "TRUNK LINE" IF USING DRIP EMITTERS.

BUBBLER SYSTEM - TYPICAL LAYOUT | M



SECTION / ELEVATION

1. FINISH GRADE
2. NATIVE SOIL / BACKFILL PER SPECIFICATIONS
3. 12" HI-POP SPRAY HEAD & NOZZLE PER LEGEND
4. LATERAL LINE PIPING PER LEGEND
5. 1/2" MARLEX STREET ELL
6. SCH 40 PVC LATERAL LINE FITTING WITH 1/2" FEMALE THREADED OUTLET
7. 1/2"x12" MIN. SCH 80 PVC THREADED NIPPLE
8. 1/2" SCH 40 PVC STREET ELL TxT
9. 1/2" MARLEX STREET ELL

NOTES:
USE TEFLON TAPE ON ALL PVC TO PVC CONNECTIONS; NO PIPE DOPE ALLOWED. SET PERIMETER HEADS 4"-6" FROM CURBS AND WALKS AND 6"-12" FROM VERTICAL OBJECTS SUCH AS FENCES AND WALLS, ETC. ONLY USE BOTTOM INLET OF HEAD.

SHRUB HI-POP SPRINKLER HEAD | N

REVISIONS

No.	DATE	SHEET	APPROVAL	DESCRIPTION

AS-BUILT: REF.:

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DRAWN BY: JONATHAN GOBER

REGISTERED PROFESSIONAL ENGINEER
RAFAEL J. HOLCOMBE
No. 26125
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IRRIGATION DETAILS

GRAPHIC SCALE

PAGE

FIELD BOOK

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DRAWING REF.
I-4

SHEET
30 OF 37

DRAWING NO.

LAST SAVED BY: rickd
PLOT DATE: May. 20, 25 SAVED PATH: E:\Production\Steven Ormeny\2025\5026 Redondo Beach\2 CDs\20250520

ELECTRICAL SYMBOLS - PLANS

SYMBOL	SYMBOL DESCRIPTION
	DUPLEX RECEPTACLE (WP, GFCI AS INDICATED)
J	JUNCTION BOX
$3	SWITCH (3 = 3-WAY SWITCH, 4 = 4-WAY SWITCH, ETC.)
a	LED LUMINAIRE
a	LED LUMINAIRE W/ EMERGENCY BATTERY PACK
	EMERGENCY LIGHT
	WALL MOUNTED LUMINAIRE
	EXIT LIGHT
	DOWN LIGHT
	POLE MOUNTED LUMINAIRE
A — LUMINAIRE TYPE XXX — LAMP WATTAGE	LUMINAIRE REFERENCE SEE LUMINAIRE SCHEDULE FOR DETAILS
P001	CONDUIT REFERENCE A = ANALOG SIGNAL C = CONTROL D = DATA LINK F = FIBER OPTIC P = POWER T = TELEPHONE
	UNDERGROUND CONDUIT
	EXPOSED CONDUIT
G	GROUNDING CONDUCTOR 30" BELOW GRADE
A-3	HOMERUN TO PANEL "A", CIRCUIT 3
	CONDUIT STUBBED AND CAPPED
	CONDUIT BENDS TOWARD OBSERVER
	CONDUIT BENDS AWAY FROM OBSERVER
J	FLEXIBLE CONDUIT CONNECTION (FROM COUPLING/STUB-UP OR JBOX)
	PANELBOARD
	DISCONNECT SWITCH
	COMBINATION STARTER & DISCONNECT SWITCH
	HANDHOLE OR PULL BOX
	SMOKE DETECTOR
F	FIRE ALARM MANUAL PULL STATION
F	FIRE ALARM STROBE
	TELEPHONE OUTLET
	DATA OUTLET
	CONDUIT SEAL
F F F	CONDUIT & WIRE FOR FIRE ALARM SYSTEM
KP	ELECTRONIC KEYPAD
FACP	FIRE ALARM CONTROL PANEL
	LOCAL CONTROL SWITCH
T	THERMOSTAT
IS	INTRUSION SWITCH
40	MOTOR (NUMBER INDICATES HORSEPOWER)
	GROUND WELL

ELECTRICAL SYMBOLS - SCHEMATIC DIAGRAMS

NORMALLY OPEN	NORMALLY CLOSED	SYMBOL DESCRIPTION
		CONTACT
		TIMED CONTACT, CONTACT ACTION REVERSES ON ENERGIZATION (ON DELAY)
		TIMED CONTACT, CONTACT ACTION REVERSES ON DE-ENERGIZATION (OFF DELAY)
		LEVEL SWITCH
		PRESSURE SWITCH
		TEMPERATURE SWITCH
		LIMIT SWITCH
		FLOW SWITCH
		PUSH BUTTON SINGLE CIRCUIT MOMENTARY CONTACT
HAND OFF AUTO XOO OXO OOX		SELECTOR SWITCH HOA: HAND-OFF-AUTO (HOA SHOWN IN HAND MODE) HO: HAND-OFF HOR: HAND-OFF-REMOTE R-O: REMOTE-OFF SEE SYMBOL NOTE 2 BELOW.
O/L		MOTOR OVERLOAD DEVICE CONTACTS
R		PILOT LIGHT A= AMBER, G= GREEN, R= RED, W= WHITE
CR1		CONTROL RELAY
TD1		TIME DELAY RELAY
M		MOTOR OR STARTER COIL
		SOLENOID OPERATED VALVE
ETM		ELAPSED TIME METER
		FUSE
		CONTROL POWER TRANSFORMER
		GROUND
		MOTOR SPACE HEATER

SYMBOL NOTES

1. THIS DRAWING CONTAINS INDUSTRY STANDARD SYMBOLS. NOT ALL SYMBOLS SHOWN ARE USED ON THIS PROJECT.
2. FOR HOA SWITCHES, "XOO" INDICATES THAT THE TOP CONTACT IS CLOSED WHEN THE SWITCH IS SET TO HAND MODE, AND ALL OTHER SWITCH CONTACTS ARE OPEN; "OXO" INDICATES THAT THE MIDDLE CONTACT IS CLOSED WHEN THE SWITCH IS SET TO OFF MODE, AND ALL OTHER SWITCH CONTACTS ARE OPEN; "OOX" INDICATES THAT THE BOTTOM CONTACT IS CLOSED WHEN SWITCH IS IN AUTO MODE, ALL OTHER SWITCH CONTACTS ARE OPEN.

ANSI/IEEE C37.2 STANDARD DEVICE NUMBERS

THE FOLLOWING IS A LIST OF TYPICAL DEVICE NUMBERS. SEE ANSI/IEEE C37.2 FOR A COMPLETE LIST OF DEVICES.

11	MULTI-FUNCTION DEVICE
27	UNDERVOLTAGE RELAY
32	DIRECTIONAL POWER RELAY OR REVERSE POWER RELAY
37	UNDERCURRENT OR UNDERPOWER RELAY
42	RUNNING CIRCUIT BREAKER
47	PHASE SEQUENCE OR PHASE-BALANCE VOLTAGE RELAY
50	INSTANTANEOUS OVERCURRENT RELAY
51	AC INVERSE TIME OVERCURRENT RELAY
52	AC CIRCUIT BREAKER
55	POWER FACTOR RELAY
57	SHORT-CIRCUITING OR GROUNDING DEVICE
59	OVERVOLTAGE RELAY
67	AC DIRECTIONAL OVERCURRENT RELAY
86	LOCKOUT RELAY
87	DIFFERENTIAL PROTECTIVE RELAY

ELECTRICAL SYMBOLS - SINGLE LINE DIAGRAM

DEVICE	SYMBOL DESCRIPTION
	DRY TYPE TRANSFORMER
	POTENTIAL TRANSFORMER
	CURRENT TRANSFORMER
	FUSE
40	MOTOR, 40 HORSEPOWER
	GROUNDING ELECTRODE
	LOW VOLTAGE CIRCUIT BREAKER MCCB UON
52	MEDIUM VOLTAGE CIRCUIT BREAKER, DRAW-OUT TYPE SEE ANSI/IEEE C37.2 STANDARD DEVICE NUMBERS LIST THIS SHEET
VFD	VARIABLE FREQUENCY DRIVE
SSS	SOLID STATE STARTER (SOFT STARTER)
SPD	SURGE PROTECTION DEVICE
PQM	POWER QUALITY MONITOR
SST	SOLID STATE TRIP
MPR	MOTOR PROTECTION RELAY
	NON-FUSED DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH
	VALVE MOTOR AND ACTUATOR
	MOTOR OVERLOAD HEATER
	MAGNETIC MOTOR STARTER FVNR = FULL VOLTAGE NON-REVERSING
47	PROTECTION RELAY SEE ANSI/IEEE C37.2 STANDARD DEVICE NUMBERS LIST
M	METER, ELECTRIC UTILITY

ELECTRICAL ABBREVIATIONS

A	AMPERES, ANALOG SIGNAL
AC	ALTERNATING CURRENT
AF	AMPERES FRAME
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AIC	AMPERES INTERRUPTING CAPACITY
AT	AMPERES TRIP
AWG	AMERICAN WIRE GAUGE
BC	BARE COPPER
BFG	BELOW FINISHED GRADE
C	CONDUIT
CB	CIRCUIT BREAKER
CCT	CORRELATED COLOR TEMPERATURE
CO	CONDUIT ONLY
CP	CONTROL PANEL
CPT	CONTROL POWER TRANSFORMER
CRI	COLOR RENDERING INDEX
CT	CURRENT TRANSFORMER
CU	COPPER
DC	DIRECT CURRENT
DSB	DISTRIBUTION SWITCHBOARD
EF	EXHAUST FAN
ELEV	ELEVATION
ETM	ELAPSED TIME METER
EWH	ELECTRIC WATER HEATER
EXST	EXISTING
FIT	FLOW INDICATING TRANSMITTER
FLEX	FLEXIBLE
FLUOR	FLUORESCENT
FPP	FIBER OPTIC PATCH PANEL
FPR	FEEDER PROTECTION RELAY
FUT	FUTURE
FVNR	FULL VOLTAGE NON-REVERSING STARTER
G, GND	GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
HH	HANDHOLE
HID	HIGH INTENSITY DISCHARGE
HMI	HUMAN MACHINE INTERFACE
HOA	HAND / OFF / AUTOMATIC
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
HS	HAND SWITCH
JB, JBOX	JUNCTION BOX
KAIC	KILOAMPERES INTERRUPTING CAPACITY
KVA	KILOVOLT-AMPERE
KW	KILOWATT
KWH	KILOWATT-HOUR
LED	LIGHT EMITTING DIODE
LCP	LOCAL CONTROL PANEL
LIT	LEVEL INDICATING TRANSMITTER
LOS	LOCKOUT STOP SWITCH
LSLL	LEVEL SWITCH LOW-LOW
LV	LOW VOLTAGE
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCCB	MOLDED CASE CIRCUIT BREAKER
MCP	MOTOR CIRCUIT PROTECTOR
MH	MANHOLE
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MPR	MOTOR PROTECTION RELAY
MXR	MIXER
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NO.	NUMBER
NTS	NOT TO SCALE
P	POLE
PB	PUSHBUTTON, PULLBOX
PCS	PVC COATED STEEL
PFR	PHASE FAILURE RELAY
PH	PHASE
PIT	PRESSURE INDICATING TRANSMITTER
PLC	PROGRAMMABLE LOGIC CONTROLLER
PQM	POWER QUALITY MONITOR
PSH	PRESSURE SWITCH HIGH
PT	POTENTIAL TRANSFORMER
REC, RECEPT	RECEPTACLE
RGS	RIGID GALVANIZED STEEL
SCCR	SHORT CIRCUIT CURRENT RATING
SPD	SURGE PROTECTION DEVICE
SSS	SOLID STATE STARTER (SOFT STARTER)
SWBD	SWITCHBOARD
TEMP	TEMPERATURE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VOLT(S)
VA	VOLT-AMPERE
VFD	VARIABLE FREQUENCY DRIVE
W	WATT, WIRE
WP	WEATHERPROOF
XFMR	TRANSFORMER

GENERAL ELECTRICAL NOTES

1. REFER TO ELECTRICAL SPECIFICATIONS FOR FURTHER DETAIL AS TO SCOPE, MATERIALS, AND EXECUTION OF ELECTRICAL WORK.
2. WIRING NOT EXPLICITLY SHOWN ON DRAWINGS SHALL BE ACCORDING TO THE REQUIREMENTS OF NATIONAL ELECTRICAL CODE (NEC) FOR THE SPECIFIC APPLICATION AND CONDITIONS.
3. ALL CONDUCTORS SHALL BE COPPER (MINIMUM SIZE #10 AWG UNLESS SPECIFICALLY NOTED OTHERWISE).
4. CONTRACTOR SHALL SUBMIT SEISMIC ANCHORAGE CALCULATIONS IN CONFORMANCE WITH CODE REQUIREMENTS AND PROVIDE SEISMIC ANCHORAGE MEANS FOR EQUIPMENT IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.
5. THE ELECTRICAL CONTRACTOR SHALL CONFORM WITH ALL LOCAL CODES AND ORDINANCES, THE STATE OF CALIFORNIA ELECTRICAL SAFETY ORDERS,THE NATIONAL ELECTRICAL CODE AND ANY ADDITIONAL JURISDICTIONS RELATING TO THE WORK.
6. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, WIRE, SERVICES, SWITCHBOARDS, AND VFD'S REQUIRED FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM.
7. IN THE EVENT OF A CONFLICT OR INCONSISTENCY BETWEEN ITEMS INDICATED ON THE PLANS AND/OR SPECIFICATIONS, OR WITH CODE REQUIREMENTS, THE NOTE, SPECIFICATION OR CODE WHICH PRESCRIBES AND ESTABLISHES THE MORE COMPLETE JOB OR HIGHER STANDARD SHALL PREVAIL.
8. ALL ELECTRICAL EQUIPMENT EXPOSED TO THE CLIMATE SHALL BE WEATHERPROOF.
9. ALL ELECTRICAL EQUIPMENT IN THIS PROJECT SHALL BE U.L. LISTED.
10. ALL UNDERGROUND CONDUITS NOT SPECIFIED IN THE PLANS SHALL BE INSTALLED AT 30" BELOW FINISHED GRADE MINIMUM.
11. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND FACILITIES AND PROTECTING THESE FACILITIES FROM DAMAGE.
12. THE ELECTRICAL CONTRACTOR SHALL ROUTE CONDUITS AS REQUIRED BY FIELD CONDITIONS.
13. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UNDERGROUND FACILITIES.
14. CONTRACTOR SHALL PROVIDE ALL NEEDED CHANNELS, ANGLES, AND ANY OTHER MATERIALS REQUIRED TO SUPPORT LUMINAIRES, CONDUIT, AND ELECTRICAL EQUIPMENT IN THE LOCATIONS SHOWN ON THE DRAWINGS.
15. CONTRACTOR SHALL NOT CUT ANY STRUCTURAL MEMBERS OR USE ANY ATTACHMENTS THAT WOULD IMPAIR THEIR STRENGTH.
16. CONTRACTOR SHALL DESIGN SUPPORTS IN BETWEEN THE STRUCTURAL SUPPORT MEMBERS AND SUBMIT THE DESIGN AS A SHOP DRAWING SUBMITTAL.
17. INSTRUMENTATION IS SHOWN IN THE GENERAL VICINITY OF THE INTENDED LOCATION AND MAY NOT NECESSARILY MATCH LOCATIONS ON THE PLANS. VERIFY ACTUAL LOCATIONS OF INSTRUMENTS AND RUN ASSOCIATED CONDUITS AS REQUIRED.
18. ELECTRICAL EQUIPMENT AND MATERIAL TO BE LISTED, LABELED AND INSTALLED PER THE CALIFORNIA ELECTRICAL CODE, THE INSTALLATION STANDARDS/MANUFACTURER'S RECOMMENDATIONS AND, IF REQUIRED, A RECOGNIZED ELECTRICAL TESTING LABORATORY.
19. ALL EXPOSED CONDUITS TO BE GALVANIZED RIGID STEEL FOR DRY LOCATIONS AND PVC COATED GALVANIZED RIGID STEEL IN WET AND CORROSIVE LOCATIONS UNLESS OTHERWISE STATED ON THE PLANS.

FN: E-1
DATE: 3/23/22

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REVISIONS

No.	DATE	SHEET	APPROVAL	DESCRIPTION

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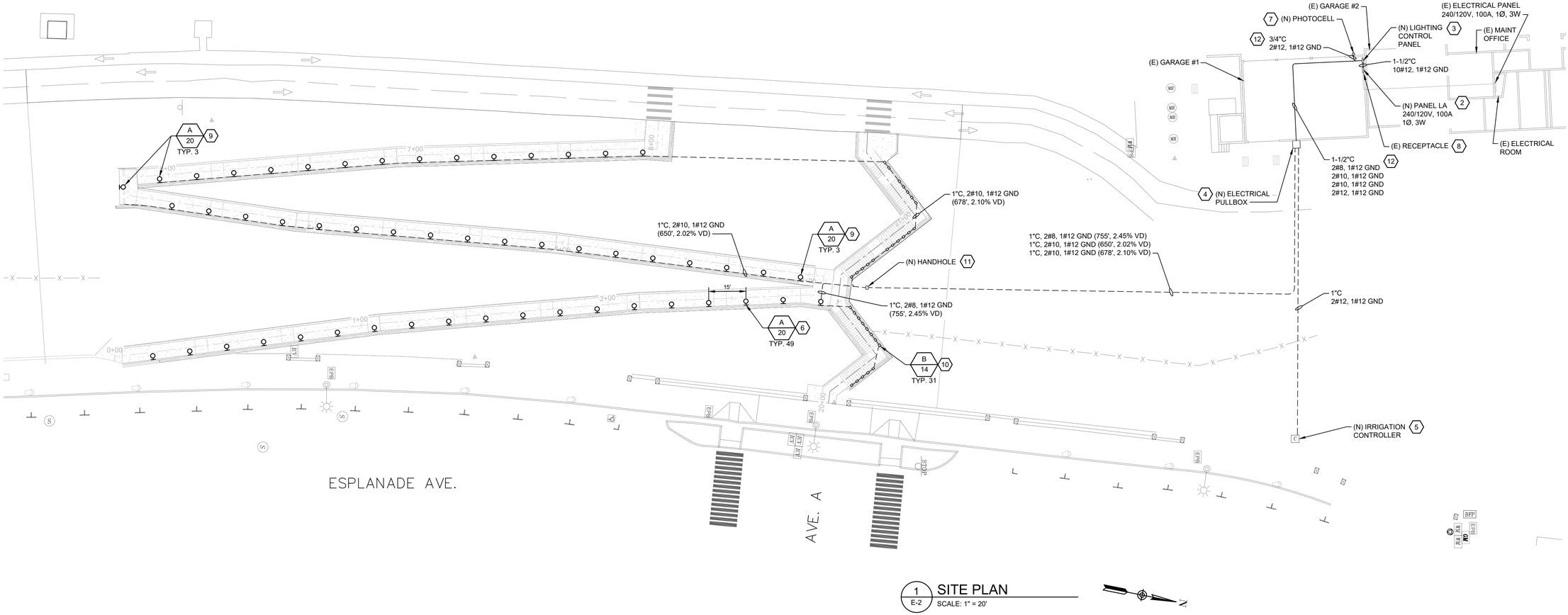
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REDONDO BEACH, CALIFORNIA 90277
ELECTRICAL SYMBOLS AND ABBREVIATIONS

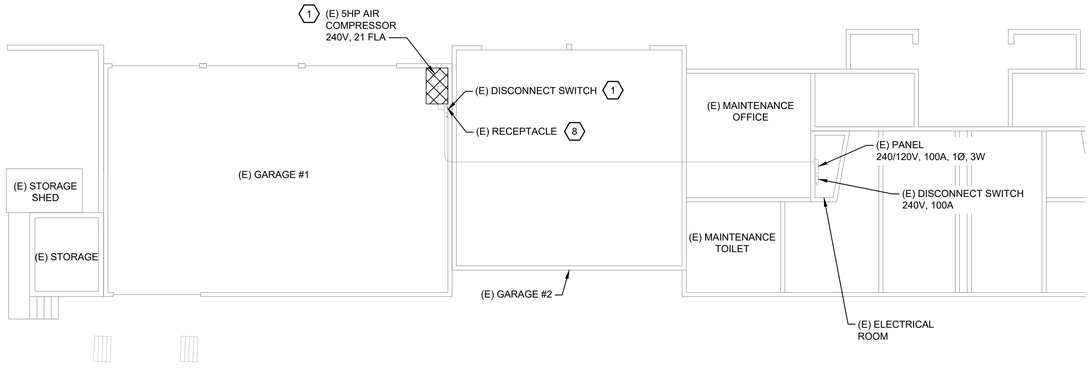
GRAPHIC SCALE
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SHEET 31 OF 37
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1 E-2 SITE PLAN
SCALE: 1" = 20'



2 E-2 DEMOLITION FLOOR PLAN
SCALE: 1" = 10'

GENERAL NOTES

1. THE SCOPE OF WORK IS TO REMOVE THE EXISTING COMPRESSOR AND COMPRESSOR DISCONNECT. INSTALL A NEW PANELBOARD AND NEW LIGHTING CONTROL PANEL TO PROVIDE POWER TO THE NEW WALL-RECESSED LED FIXTURES AND THE NEW IRRIGATION CONTROLLER.
2. (N) IRRIGATION CONTROLLER SPEC HUNTER 'ACC2' A2C-1200-P+(2)A2M-600+A2-WIFI

CONSTRUCTION NOTES

1. EXISTING AIR COMPRESSOR AND DISCONNECT SWITCH SHALL BE REMOVED AND DISPOSED.
2. NEW PANEL LA SHALL BE INSTALLED AND CONNECTED TO THE EXISTING PANEL. PULL NEW 1#6 NEUTRAL WIRE FROM THE EXISTING PANEL THROUGH EXISTING CONDUIT FOR NEW PANEL LA.
3. NEW LIGHTING CONTROL PANEL SHALL BE INSTALLED AND CONNECTED TO PANEL LA PER DETAIL 3 ON SHEET E-4.
4. INSTALL NEW 12"X12"X6" NEMA 3R STAINLESS STEEL PULLBOX ON THE WALL CLOSE TO THE ROOF. SEE DETAIL 2 ON DRAWING E-4.
5. NEW LOCKABLE WEATHERPROOF 20A GFCI RECEPTACLE SHALL BE INSTALLED FOR THE IRRIGATION CONTROLLER.
6. NEW WALL-RECESSED LED FIXTURE SHALL BE INSTALLED 4' AFF AND CONNECTED TO THE LIGHTING CONTROL PANEL.
7. NEW PHOTOCELL SHALL BE INSTALLED AND CONNECTED TO THE LIGHTING CONTROL PANEL.
8. EXISTING 240V RECEPTACLE SHALL BE PROTECTED IN PLACE AND CONNECTED TO THE NEW PANEL LA.
9. NEW WALL-RECESSED LED FIXTURE SHALL BE INSTALLED 18" AFF AND CONNECTED TO THE LIGHTING CONTROL PANEL.
10. NEW WALL-RECESSED LED FIXTURE SHALL BE INSTALLED 10" ABOVE THE STAIRS AND CONNECTED TO THE LIGHTING CONTROL PANEL.
11. INSTALL NEW 16"X12"X12" CONCRETE HANDHOLE.
12. EXPOSED CONDUITS SHALL BE PVC COATED RIGID STEEL CONDUITS.

FN: E-1
DATE: 3/23/22

REVISIONS

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DESIGNED BY: RAFAEL HOLCOMBE
DRAWN BY: JONATHAN GOBER

REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
ELECTRICAL SITE PLAN

GRAPHIC SCALE: 1" = 20' (40' 20' 0 10' 20')

PAGE

FIELD BOOK

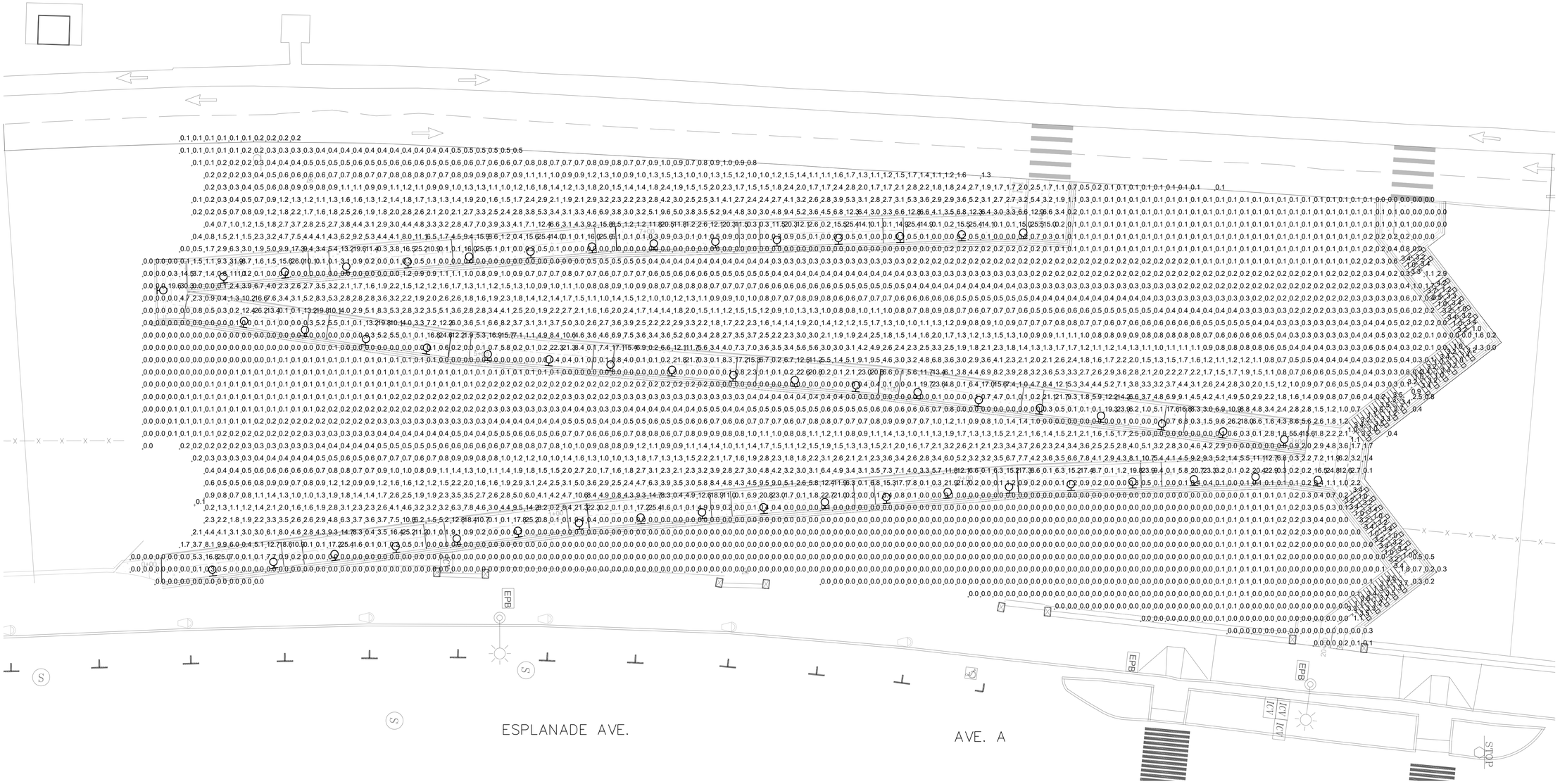
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1 E-3 LIGHTING PHOTOMETRIC SITE PLAN
SCALE: 1" = 12'

N

LIGHTING FIXTURE SCHEDULE

FIXTURE I.D.	FIXTURE: INCAND.	FIXTURE: FLUOR.	FIXTURE: H.P.S.	FIXTURE: MET. HAL.	FIXTURE: LED	VOLTS	LAMPS: NO	LAMPS: WATTS AND TYPE	FIXTURE: RECESS	FIXTURE: SURFACE	FIXTURE: PEND.	FIXTURE: WALL	FIXTURE: POLE	DESCRIPTION AND VARIATIONS	MANUFACTURER AND CATALOG NO.
A 20					●	240	1	20				●		WALL RECESSED MARINE GRADE ALUMINUM HOUSING WITH CLEAR TEMPERED IMPACT RESISTANT GLASS LENS. 4000K COLOR TEMPERATURE. IP65 RATED FOR WET LOCATIONS.	LIGMAN URA-40701-20W-W40-06-120/277-DIM OR APPROVED EQUAL
B 14					●	240	1	14				●		WALL RECESSED MARINE GRADE ALUMINUM HOUSING WITH CLEAR TEMPERED IMPACT RESISTANT ACRYLLIC LENS. 4000K COLOR TEMPERATURE. IP65 RATED FOR WET LOCATIONS.	LIGMAN ULE-40621-13.5W-W40-06-120/277-DIM OR APPROVED EQUAL

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DATE: 3/23/22

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DESIGNED BY: RAFAEL HOLCOMBE
DRAWN BY: JONATHAN GOBER
CHECKED BY:

No.	DATE	REVISIONS	SHEET	APPROVAL	DESCRIPTION

AS-BUILT:

REF.

REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
LIGHTING PHOTOMETRIC SITE PLAN

GRAPHIC SCALE: 1" = 12' (0, 6', 12', 24')

PAGE

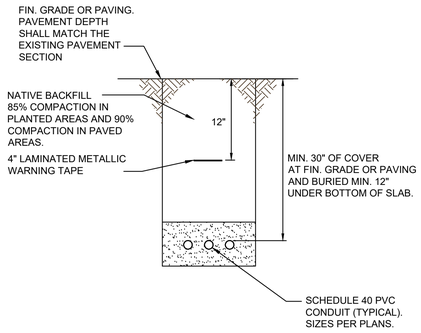
FIELD BOOK

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SHEET 33 OF 37

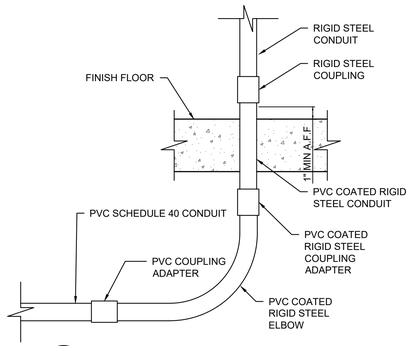
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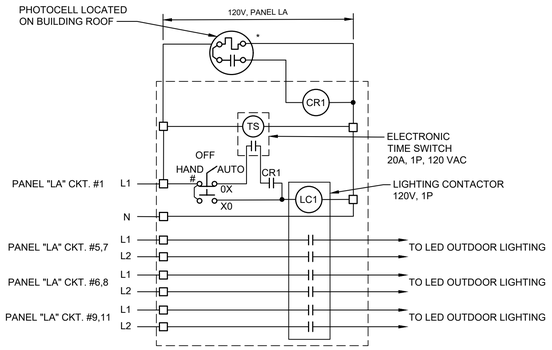
1 E-4 TYPICAL TRENCH DETAIL

SCALE: N.T.S.



2 - CONDUIT STUB-UP DETAIL

SCALE: N.T.S.



3 E-4 EXTERIOR LIGHTING CONTROL PANEL CONTROL SCHEMATIC

SCALE: N.T.S.

REVISIONS

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REDONDO BEACH AVE. A ACCESS PATH
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ELECTRICAL DETAILS

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Panel:	PNL LA			Phase	1		Location:	GARAGE #1			Main:	50A	
Volts:	240/120V			Wire	3		Enclosure:	NEMA 1			Bus:	100A	
							Mounting:	SURFACE			SCCR:	10,000A	

Description	Volt-Amps		Quantity			Breaker Amp	Pole	Circuit		Circuit	Pole	Breaker Amp	Quantity			Volt-Amps		Description
	A	B	LTG	REC	Misc							Amp	LTG	REC	Misc	A	B	
(N) LIGHTING CONTROL PANEL	500				1	20	1	1		2	2	20		1				(E) RECEPTACLE
(N) IRRIGATION CONTROLLER RECEPTACLE		240		1		20	1	3		4								
(N) OUTDOOR LIGHTS CKT 1	347		32			20	2	5		6	2	20	32			327		(N) OUTDOOR LIGHTS CKT 3
		347						7		8							327	
(N) OUTDOOR LIGHTS CKT 2	238		19			20	2	9		10								
		238						11		12								
								13		14								
								15		16								
								17		18								
								19		20								
								21		22								
								23		24								
	1,085	825	VOLT-AMPS SUBTOTAL													327	327	

	A	B		
LCL:			Panel Volt-Amps =	2,563
Total Volt-Amps:	1,412	1,152	FLA =	11 A @240V

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DRAWN BY: JONATHAN GOBER

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REDONDO BEACH AVE. A ACCESS PATH
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PANEL SCHEDULE

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SHEET 35 OF 37

DRAWING NO.

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 01/21) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
This document is used to demonstrate compliance with requirements in §110.9, §130.0, §130.2, §140.7, and §141.0(b)2L for outdoor lighting scopes using the prescriptive path.	
Project Name: Redondo Beach Access Path	Report Page: Page 1 of 6
Project Address: 809 Esplanade, Redondo Beach, CA 90277	Date Prepared: 03/21/2025

A. GENERAL INFORMATION

01	Project Location (city)	Redondo Beach	04	Total Illuminated Hardscape Area (ft²)	34,000
02	Climate Zone	6			
03	Outdoor Lighting Zone per Title 24, Part 1 §10-114 or as designated by Authority Having Jurisdiction (AHJ):				
☐ LZ-0: Very Low - Undeveloped Parkland		☐ LZ-2: Moderate - Rural Areas		☐ LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
☐ LZ-1: Low - Developed Parkland		☑ LZ-3: Moderately High - Urban Areas			

B. PROJECT SCOPE

Table Instructions: Include any outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)2L for alterations.

My project consists of:

01	02	
☑ New Lighting System	Must Comply with Allowances from §140.7.	
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	○ Yes ◉ No

03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method

[1] *FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100*

C. COMPLIANCE RESULTS

Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

Calculation of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)2L											Compliance Results	
01		02		03		04		05	OR	06	07	08	09
General Hardscape Allowance §140.7(d)1	+	Per Application §140.7(d)2	+	Sales Frontage §140.7(d)2	+	Ornamental §140.7(d)2	+	Per Specific Area §140.7(d)2	OR	Existing Power §141.0(b)2L	= **Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 Must be ≥ 08**
(See Table I)		(See Table J)		(See Table K)		(See Table L)		(See Table M)		(See Table N)			(See Table F)	
2,061.6	+		+		+		+		OR		= 2,061.6	≥	1,458.5	**COMPLIES**
Cutoff Compliance (See Table G for Details)											**Not Applicable**			
Controls Compliance (See Table H for Details)											**COMPLIES with Exceptional Conditions**			

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 01/21) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Redondo Beach Access Path	Report Page: Page 2 of 6
Project Address: 809 Esplanade, Redondo Beach, CA 90277	Date Prepared: 03/21/2025

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

Table H. Outdoor Lighting Controls Permit Applicant Notes:
Redondo Beach: EXCEPTION 1 to Section 130.2(c)3 - Luminaire rated less than 40 watts
Total Hardscape Area in Table A does not match the areas entered in Table I. Please review for compliance.
Selections made in Table O have been changed by the permit applicant. See Table E. Additional Remarks for permit applicant's explanation.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

Table Instructions: For new or altered lighting systems demonstrating compliance with §140.7 (ie Table I has expanded for input), include all luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)2L (ie Table N has expanded for input), include only new luminaires being installed and replacement luminaires being installed as part of the project scope (ie, do not include existing luminaires remaining or existing luminaires being moved).

Designed Wattage:

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Watts per luminaire[1,2]	How Wattage is determined	Total number luminaires[2]	Luminaire Status[3]	Excluded per §140.7(a)	Design Watts	Cutoff Req. ≥ 6,200 initial lumen output §130.2(b)[4]	Field Inspector Pass	Field Inspector Fail
A-20	Recessed Wall Light ☐ Linear	20	Mfr. Spec[1]	52	New	☐	1,040	NA: <6,200 lumens	☐	☐
B-14	Step Light ☐ Linear	13.5	Mfr. Spec[1]	31	New	☐	418.5	NA: <6,200 lumens	☐	☐
					Total Designed Watts:		**1,458.5**			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b).

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 01/21) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Redondo Beach Access Path	Report Page: Page 3 of 6
Project Address: 809 Esplanade, Redondo Beach, CA 90277	Date Prepared: 03/21/2025

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c)*
[2] *For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet for the luminaire should be indicated in column 05 instead of number of luminaires.*
[3] *Select "New" for new luminaires in a new outdoor lighting project or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope*
[4] *Compliance with mandatory cutoff requirements is required for luminaires with initial lumen output ≥ 6,200 unless exempted by §130.2(b).*

G. CUTOFF REQUIREMENTS (BUG)

This Section Does Not Apply

H. OUTDOOR LIGHTING CONTROLS

Table Instructions: Complete this table demonstrating compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
*When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank. For each requirement in columns 02 through 04, do not leave the field blank, instead select NA or Exempt* from the dropdown list to indicate not applicable or an exemption.*

Mandatory Controls

01	02	03	04	05	
Area Description	Shut-Off §130.2(c)1	Auto-Schedule §130.2(c)2	Motion Sensor §130.2(c)3	Field Inspector Pass	Field Inspector Fail
Redondo Beach	Photocontrol	Yes	Exempt *	☐	☐

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
EX: Not permitted by health & safety to be turned off; EXCEPTION 1 to §130.2(c).

Redondo Beach	EXCEPTION 1 to Section 130.2(c)3 - Luminaire rated less than 40 watts

I. LIGHTING POWER ALLOWANCE (per §140.7)

Table Continued

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 01/21) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Redondo Beach Access Path	Report Page: Page 4 of 6
Project Address: 809 Esplanade, Redondo Beach, CA 90277	Date Prepared: 03/21/2025

Table Continued

Table Instructions: Please complete this table for areas using the allowance calculations per §140.7. General Hardscape Allowance is per Table 140.7-A while "Use it or lost it" Allowances are per Table 140.7-B. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.

01				
	"Use it or lose it" Allowances (select all that apply)			
☑ General Hardscape Allowance	☐ Per Application	☐ Sales Frontage	☐ Ornamental	☐ Per Specific Area
Table I (below)	Table J	Table K	Table L	Table M

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (LZ 2 & 3)

02	03	04	05	06	07	08	09	10
Area Description	Surface Type	Area Wattage Allowance (AWA) Illuminated Area (ft²)	Area Wattage Allowance (AWA) Allowed Density (W/ft²)	Area Wattage Allowance (AWA) Area Allowance (Watts)	Linear Wattage Allowance (LWA) Perimeter Length (lf)	Linear Wattage Allowance (LWA) Allowed Density (W/lf)	Linear Wattage Allowance (LWA) Linear Allowance (Watts)	Total General AWA + LWA (Watts)
Redondo Beach Access Path	Concrete	45,000	0.03	1,350	904	0.4	361.6	1,711.6
								0
							Initial Wattage Allowance for Entire Site (Watts):	**350**
							Total General Hardscape Allowance (Watts):	**2,061.6**

J. LIGHTING ALLOWANCE: PER APPLICATION

This Section Does Not Apply

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This Section Does Not Apply

L. LIGHTING ALLOWANCE: ORNAMENTAL

This Section Does Not Apply

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This Section Does Not Apply

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This Section Does Not Apply

REVISIONS: No. | DATE | SHEET | APPROVAL | DESCRIPTION
AS-BUILT: | REF.

DESIGNED BY: RAFAEL HOLCOMBE
DRAWN BY: JONATHAN GOBER

REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
TITLE 24 NRCC-LTO-E NEW EXTERIOR LIGHTING

FN: E-1
DATE: 3/23/22

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STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 01/21) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: Redondo Beach Access Path	Report Page:	Page 5 of 6
Project Address: 809 Esplanade, Redondo Beach, CA 90277	Date Prepared:	03/21/2025

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
○	◉	NRCI-LTO-01-E - Must be submitted for all buildings.	☐	☐
◉	○	NRCI-LTO-02-E - Must be submitted for a lighting control system; or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐	☐

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/pttcp/providers.html

YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
◉	○	NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls area added to ≤ 20 luminaires.	☐	☐

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 01/21) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: Redondo Beach Access Path	Report Page:	Page 6 of 6
Project Address: 809 Esplanade, Redondo Beach, CA 90277	Date Prepared:	03/21/2025

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete

Documentation Author Name:	Johnson Le	Documentation Author Signature:	
Company:	Tetra Tech	Signature Date:	03/21/2025
Address:	17885 Von Karman Ave, Suite 500	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	Irvine/CA/92614	Phone:	949-809-5083

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:

1. **The information provided on this Certificate of Compliance is true and correct.**
2. **I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)**
3. **The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.**
4. **The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.**
5. **I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.**

Responsible Designer Name:	Mazen Kassar	Responsible Designer Signature:	
Company :	Tetra Tech	Date Signed:	03/21/2025
Address:	17885 Von Karman Ave, Suite 500	License:	E-15809
City/State/Zip:	Irvine/CA/92614	Phone:	949-809-5137

REVISIONS

No.	DATE	SHEET	APPROVAL	DESCRIPTION

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DRAWN BY: JONATHAN GOBER

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REDONDO BEACH AVE. A ACCESS PATH
REDONDO BEACH, CALIFORNIA 90277
TITLE 24 NRCC-LTO-E NEW EXTERIOR LIGHTING

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Redondo Beach Avenue A Access Ramp Project
Draft Initial Study/Mitigated Negative Declaration

Prepared by:

Montrose Environmental Solutions, Inc.
2901 W Coast Hwy, Suite 305
Newport Beach, CA 92663

City of Redondo Beach,
Community Development Department, Planning Division
415 Diamond Street
Redondo Beach, CA 90277
Contacts: Steven Giang, Senior Planner
Sean Scully, Planning Manager
Marc Wiener, Community Development Director

February 5, 2026

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A – Conceptual Design Plan
B – Air Quality and Greenhouse Gas Report
C – Biological Resources Assessment
D – Beach Bluffs Restoration Project Master Plan
E – Geotechnical Report

Acronyms and Abbreviations

AB	Assembly Bill
ADA	Americans with Disabilities Act
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
BMP	Best Management Practices
CAL FIRE	California Department of Forestry and Fire Protection
CalEEMod	California Emissions Estimator Model
Caltrans	California Department of Transportation
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalent
City	City of Redondo Beach
County	County of Los Angeles
dB	decibel
dBA	A-weighted decibel
CDOC	California Department of Conservation
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zone
IS/MND	Initial Study/Mitigated Negative Declaration
LACoMC	Los Angeles County Municipal Code
LID	low impact development
L_{MAX}	maximum reference noise level
MBTA	Migratory Bird Treaty Act
MT	metric ton

NAHC	Native American Heritage Commission
NO_X	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
PM_{10}	particulate matter less than 10 microns in diameter
$PM_{2.5}$	particulate matter less than 2.5 microns in diameter
ROG	reactive organic gas
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
sf	square foot/feet
SO_x	sulfur oxides
SWPPP	Stormwater Pollution Prevention Plan

Section 1. Introduction

1. CEQA PURPOSE AND PROCESS

The California Environmental Quality Act (CEQA) (California Public Resources Code, Sections 21000, et seq.) was enacted in 1970 with several basic purposes: (1) to inform government decision makers and the public about the potentially significant environmental effects of proposed projects; (2) to identify ways that environmental damage can be avoided or significantly reduced; (3) to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures; and (4) to disclose to the public the reasons behind a project's approval even if significant environmental effects are anticipated.

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared in accordance with the Guidelines for Implementation of CEQA (State CEQA Guidelines, California Code of Regulations [CCR], Title 14, Sections 15000 et seq.). In compliance with CEQA, the City of Redondo Beach (City), as the Lead Agency for the proposed Redondo Beach Avenue A Access Ramp Project (Project), is obligated to provide opportunities for participation in the environmental review process, including informing, contacting, and soliciting input on the Project from various government agencies and the general public, including stakeholders and other interested parties. County of Los Angeles, Department of Beaches and Harbors, as a Responsible Agency, would implement the Project. This Draft IS/MND, which is available for public review as outlined below is intended as an informational document.

The 30-day public review of this Draft IS/MND is from **February 5, 2026** to **March 6, 2026** and the document is available at **Redondo Beach Community Development Department, Planning Division at 415 Diamond Street, Redondo Beach CA 90277**. Additionally, the document is available on the City's website at https://www.redondo.org/departments/community_development/planning/current_projects.php. Comments on the Draft IS/MND may be submitted to Senior Planner, **Steven Giang, at Steven.Giang@Redondo.org.** All comments should be submitted by 5:00 pm PST by **March 6, 2026**.

After the close of the public review period, the City will prepare a Final IS/MND that will include the comments received in the Draft IS/MND, responses to comments (those based on content) on the Draft IS/MND, the final document in strikeout/underline form indicating any changes to the Draft IS/MND as a result of comments received, and the Mitigation Monitoring and Reporting Program.

If the City adopts the Final IS/MND and subsequently approves the Project, the City shall file a Notice of Determination (NOD) with the County Clerk within five days of Project approval. The NOD shall be publicly posted by the County Clerk within 24 hours of receipt and remain posted for 30 days. This filing begins a 30-day statute of limitations on legal challenges to the approval under CEQA. The ability to challenge the approval in court may be limited to those persons who objected to the approval of the Project, and to issues that were presented to the Lead Agency by any person, either orally or in writing, during the public comment period between February 5, 2026 to March 6, 2026.

2. ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into four sections as follows:

Section 1. Introduction. This Section provides introductory information, such as the Project title and the Project Applicant, and identifies the lead agency for the Project.

Section 2. Executive Summary. This Section provides Project information, identifies key areas of environmental concern, and includes a determination of whether the project may have a significant effect on the environment.

Section 3. Project Description. This Section provides a description of the environmental setting and the Project, including Project characteristics, related Project information, and a list of requested discretionary actions.

Section 4. Evaluation of Environmental Impacts. This Section contains the completed CEQA Initial Study Checklist and a discussion of the environmental factors that would be potentially affected by the Project.

Section 5. References. A list of sources consulted in the preparation of this document.

Section 2. Executive Summary

Project title:
Redondo Beach Avenue A Access Ramp Project

Lead agency name and address:
City of Redondo Beach, 415 Diamond Street Door 2, Redondo Beach, CA 90277
Contact person and phone number:
Steven Giang, Senior Planner, (310) 697-3696

Project sponsor's name and address:
Los Angeles County Department of Beaches and Harbors, 13837 Fiji Way, Marina del Rey, CA 90292

Project location:
Address: 1109 Esplanade and 811 Esplanade, Redondo Beach, CA 90277
APN: 7509-001-900 and 7509-005-900
USGS Quad: Redondo Beach, California

Gross Acreage: 1.64 acres

General Plan designation: Public or Institutional (P)

Community/Area wide Plan designation: General Plan of the City of Redondo Beach

Zoning: Parks, Recreation, and Open Space (P-PRO)

Description of project: The proposed Redondo Beach Avenue A Access Ramp Project (Project) is a series of improvements and modernization to the existing access ramp and associated infrastructure along Esplanade in Redondo Beach, California. The Project can be found at the western terminus of Avenue A and includes the removal of the existing access path, retaining wall, and pedestrian railing, and new construction of an Americans with Disabilities Act (ADA)-accessible concrete path, and a concrete staircase on the north side of the newly constructed access path. Additionally, the Project would include the general grading of the bluff, removal and replacement of existing landscaping and irrigation, and installation of a bicycle rack, bollard lighting, bench seating, guardrails and handrails, drainage swales, and miscellaneous drainage improvements. The complete Project description is included in Section 3, Project Description of this IS/MND.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's (NAHC) Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

The City sent "request for consultation" letters to **eight** Native American tribes: Cahuilla Band of Indians, Gabrieleno Band of Mission Indians – Kizh Nation, Gabrieleno Tongva San Gabriel Band of Mission Indians, Gagbrielino Tongva Indians of California Tribal Council, Gabrielino Tongva Nation, and Gabrielino-Tongva

Tribe) on **September 5**, 2025**,** initiating Assembly Bill (AB) 52 consultation. Staff did not receive any responses to the "request for consultation" letters sent to the tribes.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

Public Agency	*Approval Required*
California Coastal Commission	Coastal Development Permit or Exemption/Wavier (only on appeal)
City of Redondo Beach	Coastal Development Permit
County of Los Angeles Board of Supervisors	Capital Project Approval

Major projects in the area:

Project/Case No.	*Description and Status*
None within ½ mile of the Project	

Reviewing Agencies:

Responsible Agencies

☐ None
Regional Water Quality Control Board:
- ☐ Los Angeles Region
- ☐ Lahontan Region

☒ Coastal Commission
☐ Army Corps of Engineers
☐ LAFCO
☒ County of Los Angeles, Beaches and Harbors

Special Reviewing Agencies

☐ None
☐ Santa Monica Mountains Conservancy
☐ National Parks
☐ National Forest
☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mountains Area

☐ City of Culver City
☐ City of Los Angeles

Regional Significance

☐ None
☐ SCAG Criteria
☐ Air Quality
☐ Water Resources
☐ Santa Monica Mtns. Area

Trustee Agencies

☐ None
☐ State Dept. of Fish and Wildlife
- ☐ State Dept. of Parks and Recreation

☐ State Lands Commission
- ☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

☐ DPW
☐ Fire Department
-Planning Division
- Land Development Unit
- Health Hazmat

☐ Sanitation District
☐ Public Health/ Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
☐ Sheriff Department
☐ Parks and Recreation
☐ Subdivision Committee
☐ Regional Planning
☒ Beaches and Harbors

1. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Public Services
☐ Agriculture/Forestry	☐ Hazards/Hazardous Materials	☐ Recreation
☐ Air Quality	☐ Hydrology/Water Quality	☐ Transportation
☐ Biological Resources	☐ Land Use/Planning	☐ Tribal Cultural Resources
☐ Cultural Resources	☐ Mineral Resources	☐ Utilities/Services
☐ Energy	☐ Noise	☐ Wildfire
☐ Geology/Soils	☐ Population/Housing	☐ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

☐ I find that the Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Project, nothing further is required.

_____ _____

Signature (Prepared by) Date

_____ _____

Signature (Approved by) Date

2. EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:

6) Earlier Analysis Used. Identify and state where they are available for review.

   a) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   b) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

   c) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significant. Sources of thresholds include the General Plan, other planning documents, and ordinances. Some thresholds are unique to geographical locations.

Section 3. Project Description

The proposed Redondo Beach Avenue A Access Path Project (Project) includes a series of improvements and modernization to the existing access ramp and associated infrastructure at 811 and 1109 Esplanade in the incorporated community of Redondo Beach, California (see Figure 1, Project Location and Figure 2, Project Site). In 2021, the County of Los Angeles Department of Beaches and Harbors (DBH) requested the closure of the ramp following an engineering study that found the existing access path, railing, top and bottom landings, and concrete masonry unit (CMU) wall that compose the ramp to be in very poor condition. The report recommended closure for public safety, and in response the City of Redondo Beach (City), approved emergency coastal development permit (eCDP) No. CDP-2-21-12 authorizing closure of the Avenue A access ramp. In January 2024, the City issued the last eCDP extension for the access ramp closure, to allow DBH time to prepare construction drawings for the access ramp repair project. The Project includes staging as well as infrastructure removal, repair, and replacement associated with efforts to improve public safety associated with the access path to Redondo Beach at Avenue A.

Construction of the Project is anticipated to start in Winter 2026. Project construction is anticipated to take approximately 12 months to complete. Construction activities would consist of demolition, site preparation, grading, path construction, paving, architectural coating, and dune/bluff restoration. Project construction would import approximately 730 cubic yards (cy) of soil to support the foundations of the new access path and remove all demolished material, including retaining wall cement and old metal railing. Excavations associated with the Project would not exceed 5 feet in depth. Construction equipment would include two (2) cement and mortar mixers, two (2) concrete/industrial saws, two (2) crawler tractors, two (2) dumpers, two (2) excavators, two (2) pavers, four (4) plate compactors, one (1) rough terrain forklift, one (1) loader, one (1) surfacing equipment, one (1) sweeper, one (1) tractor, and one (1) trencher. Construction equipment and materials would be staged onsite in a designated staging area on the beach. Construction activities would be limited to five (5) days per week between 7:00 am to 3:30 pm. The Project crew would be comprised of 8 workers and each day the required crew members would drive themselves to and from the site for the duration of the Project. The total number of vehicle trips for the crew members is approximately 4,160, including all trips to and from the Project site.

Initial site preparation would include installation of a 50-foot-wide by 100-foot-long temporary contractor staging area on the beach, which would not be paved. A temporary bike path, measuring approximately 528 feet long by 20 feet wide, would be installed west of the existing bike path to redirect pedestrians around the work area. The temporary bike path would be constructed of concrete pavement and remain in place for the duration of the construction period. The beach area beneath the temporary bike path would be returned to its original condition following Project completion. To ensure public safety, two (2) temporary chain link fences would be installed along the western edge of the work area. One (1) chain link fence would surround the 50-foot-wide by 100-foot-long contractor staging area, and one (1) chain link fence would sit along the edge of the existing bike path, to prevent pedestrian access into the active Project work area.

Construction of the new access ramp includes removal of the old access ramp and development of new ADA accessible infrastructure. Specifically, the Project would remove the existing 4.5-foot-wide by 267-foot-long access path, a 267-foot-long CMU wall that varies from 36 inches to 60 inches high, a 267-foot-long pedestrian railing, and existing vegetation and irrigation. This would be followed by site grading and preparation. This work would be followed by construction of a new 6-foot-wide, 812-foot-long, ADA-accessible concrete path following a zig-zag pattern with two (2) switchbacks to the beach. The path includes three drainage swales running along the upslope side of the entire path to convey runoff away from the path, each leading to a six-inch drainage pipe at the switchback turn. The retaining wall along the upslope side of the concrete path would

also be constructed with a French drain feature below grade to convey water runoff away from the wall footing during storm events. The new path would have a 6-foot-wide concrete staircase running east to west, on the north end of the access ramp. The Project would include a bicycle rack, bollard lighting, bench seating, guardrails and handrails, and miscellaneous drainage improvements.

The final stage of Project construction would include restoration of the dune/bluff habitat at the Project site. Landscaping would be planted within the newly graded bluff area of the Project footprint to promote erosion control and enhance protected species habitat. Following completion of the access path and associated infrastructure, the bluff site would be prepared, and plant species would be installed consistent with the species listed and guidelines presented in Table 2 of the *Beach Bluffs Restoration Project Master Plan* (2005) (Appendix D) as well as those requested by California Coastal Commission staff (e.g. Eriogonum and Dudleya). Any remaining unplanted areas would be covered with coyote brush (*Baccharis pilularis*) set at 3-foot spacings until the Project site is covered. Temporary irrigation would be installed and monitored until plants are established. It would be connected to the existing 2-inch water supply line at the northern boundary at the top of the bluff and would be operated by an automatic control located at the top of the bluff. Low voltage electricity would also be provided via a new panel at the top of the bluff containing the irrigation controls and lighting controls. Please see Appendix A, Conceptual Design Plan for more detailed information.

Surrounding Land Uses and Setting: Redondo Beach, a coastal city in Los Angeles County, has a diverse array of land uses including but not limited to hotels, restaurants, offices and commercial centers, residential uses, public parks, beaches, and bike paths. Regionally, the City of Los Angeles and its suburbs surround Redondo Beach to the north, east, and south with the community of Hermosa Beach to the north, the neighborhood of West Torrance to the immediate east, and the neighborhood of Torrance Beach to the south. The Pacific Ocean borders Redondo Beach to the west. Los Angeles International Airport is located approximately 6.2 miles north of Redondo Beach.

The Project site is within a Public or Institutional (P) General Plan land use designation and Parks, Recreation, and Open Space Zoning designation. This land use and Zoning designation comprises a combination of land uses for the public, including governmental facilities, parks, schools, libraries, hospitals and public open space, utility easements, and other public uses. Specifically, the approximately 1.6-acre beach front area is bordered to the east by multi-family residential properties, and bordered by public areas to the north, west, and south.

Construction Best Management Practices (BMP): The following general construction best management practices would be implemented to avoid and minimize environmental impacts during construction.

- **Construction Hours**. Construction activities would be limited to daylight hours. If nighttime construction is necessary, all project lighting (e.g., staging areas, equipment storage sites, roadway, construction footprint) would be selectively placed and directed onto the roadway or construction site and away from sensitive habitats. Light glare shields would be used to reduce the extent of illumination into sensitive habitats. If the work area is located near surface waters, the lighting would be shielded such that it does not shine directly into the water.
- **Prevent Spread of Invasive Species**. The spread or introduction of non-native, invasive plant and animal species by arriving vehicles, equipment, imported gravel, and other materials, will be avoided. Non-native invasive plants within the Project Site will be removed and properly disposed of in a manner that would not promote their spread. Equipment would be cleaned to remove any sediment or vegetation at designated wash stations before entering or leaving the Project Site to avoid spreading pathogens or non-native invasive species. Wash sites would be in confined areas that limit run-off to any surrounding habitat and on a flat grade.
- **Equipment Maintenance and Materials Storage.** Vehicle traffic would be confined to existing roads and the proposed access route(s) shown on Project plans. All machinery would be in good working condition and show no signs of fuel or oil leaks. Oil, grease, or other fluids would be washed

off at designated wash stations, prior to entering the construction site. Equipment would be inspected and evaluated daily during construction for potential fluid leakage. No equipment refueling or fuel storage would take place within 100 feet of a body of water. All fuel and chemical storage, servicing, and refueling would be done in an upland staging area or other suitable location (e.g., barges) with secondary containment to prevent spills from traveling to surface water or drains. Staging areas would be established for equipment storage and maintenance, construction materials, fuels, lubricants, solvents, and other possible contaminants in coordination with resource agencies. Staging areas would have a stabilized entrance and exit and be located at least 100 feet from bodies of water unless site-specific circumstances do not provide such a setback, in which case the maximum setback possible would be used. Fluids would be stored in appropriate containers with covers and properly recycled or disposed of off-site. Machinery stored on site would have pans or absorbent mats placed underneath potential leak areas.

- **Material Disposal.** All refuse, debris, unused materials, and supplies that cannot reasonably be secured would be removed daily from the project work area and deposited at the appropriate disposal or storage site. All construction debris would be removed from the work area immediately upon project completion.
- **Trash Removed Daily.** During project activities all trash, especially food-related refuse that may attract potential predators or scavengers, would be properly contained within sealed containers, removed from the work site, and disposed of daily.
- **Project Cleanup after Completion**. Work pads, temporary false work, and other construction items would be removed from the 100-year floodplain by the end of the construction window. Removal of materials would not result in discharge to waterbodies.

Figure 1. Project Location

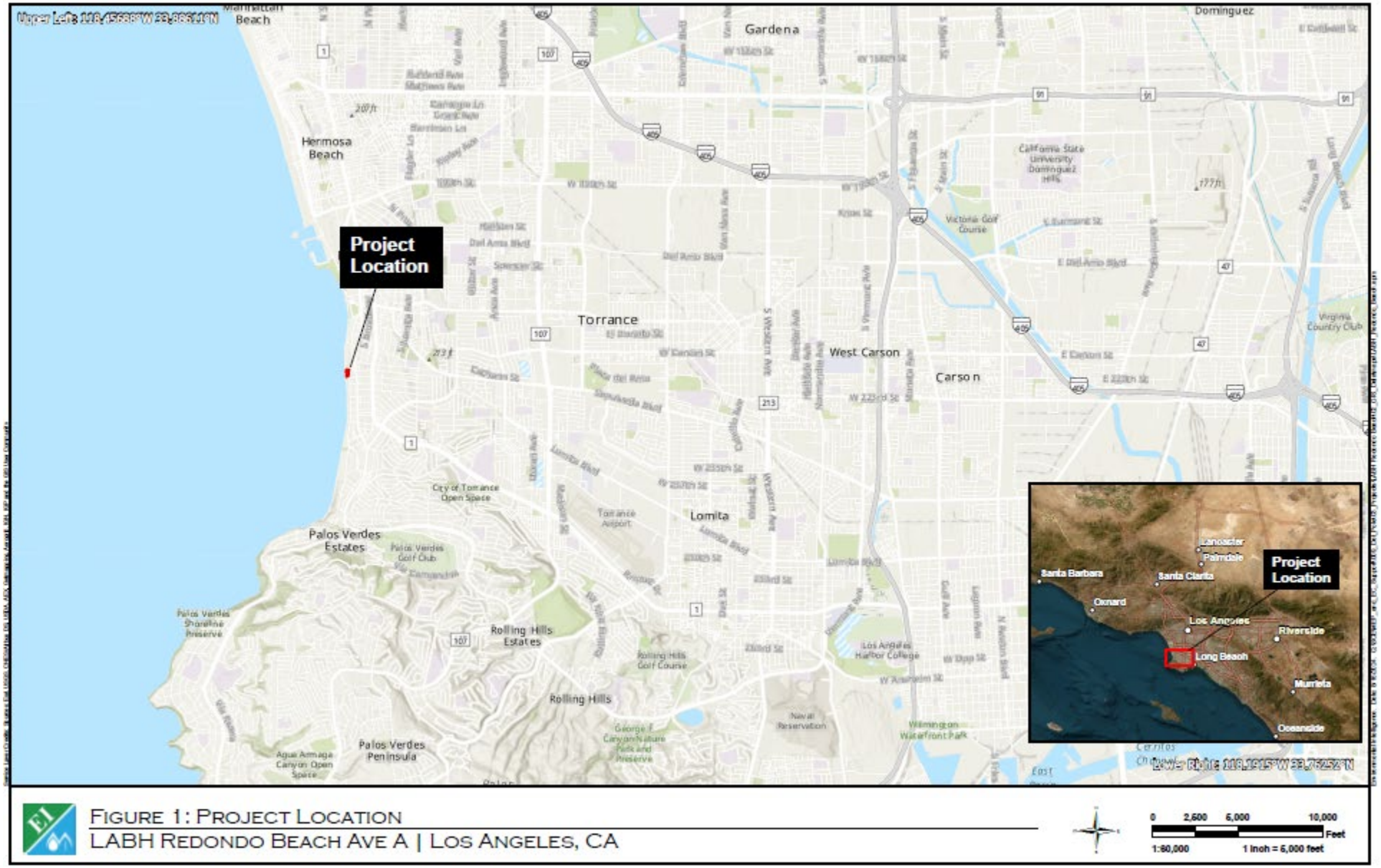
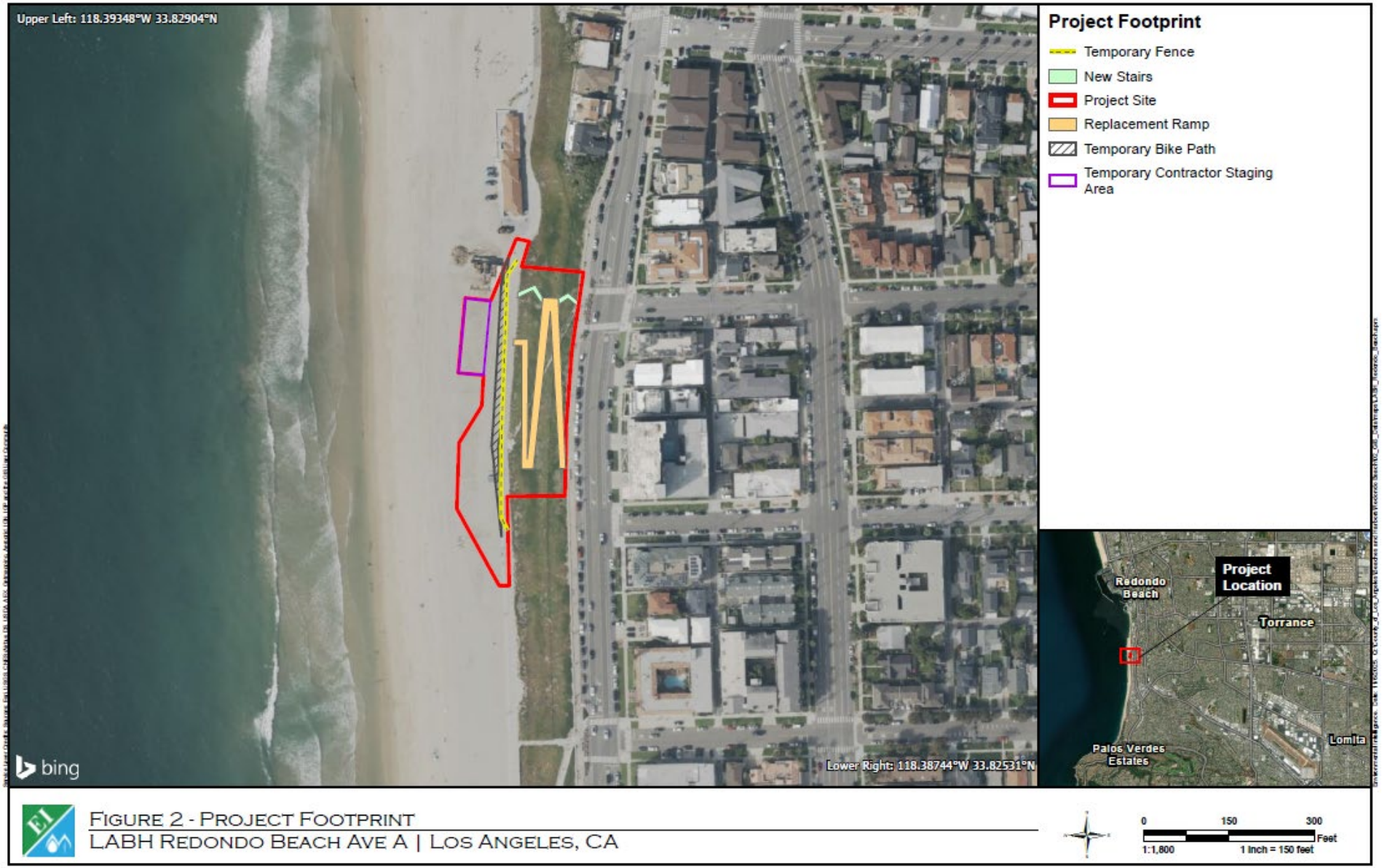


Figure 2. Project Site



Section 4. Evaluation of Environmental Effects

1. AESTHETICS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐

Less Than Significant Impact. A scenic vista is generally defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public.

Temporarily, during the construction period, equipment would be visible while in use and in staging areas and views would be altered as structures are demolished and new ones are erected. Post construction, views would be largely the same as the existing environment. As discussed in Section 3, Project Description, the Project improvements involve the replacement of aging facilities with new facilities that will serve the same purpose and remain within the same general footprint of the existing structures. Overall, the Project would result in visible improvements that would replace the deteriorating infrastructure. The new lighting is intended for ambience and security and would adhere to the City of Redondo Beach standards pertaining to shielding, light spillage, and illumination (see response to 1. e) below).

The Project would improve an existing deteriorated beach amenity; thus, the Project would not adversely affect a scenic vista. A less than significant impact would occur.

b) Be visible from or obstruct views from a regional riding, hiking, or multi-use trail?	☐	☐	☐	☒

No Impact. As discussed in Section 3, Project Description, the new access path, staircase, lighting, and vegetation would be visible from the existing beach front multi-use path and from Esplanade. The existing infrastructure would be replaced with similar features of comparable height. Thus, post construction views would be similar in relation to massing, bulk, and height. The Project would not obstruct any views. Moreover, improvements would include landscaping features, which would be a visual benefit as discussed in response to 1. a), above. No impact would occur.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

No Impact. The Project is not located along a state scenic highway (Caltrans 2024). Therefore, no impact would occur.

d) Substantially degrade the existing visual character or quality of public views of the site and its surroundings because of height, bulk, pattern, scale, character, or other features and/or conflict with applicable zoning and other regulations governing scenic quality? (Public views are those that are experienced from publicly accessible vantage point)	☐	☐	☒	☐

Less Than Significant Impact. The existing access path would be demolished and replaced with an upgraded path, new staircase, lighting, and improved vegetated landscaping. They would generally be replaced in kind and maintain the existing bulk and scale. The improvements would enhance the existing visual character and quality of public views at the site. The pattern of development would not be altered as improvements are mostly replacements of deteriorating or inadequate facilities, which would likely improve the aesthetics of the area.

The Project would not conflict with applicable zoning and other regulations governing scenic quality. The impacts would be less than significant.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Less Than Significant Impact. The Project includes lighting improvements. An estimated 32 LED 20 lighting bollards would be provided along the improved path and staircase. The introduction of light can be a nuisance by affecting adjacent areas and diminishing the view of the clear sky depending on the location of the light sources and its proximity to nearby light-sensitive areas.

The Project is in an area that has multiple sources of nighttime lighting. Currently there are numerous sources of light along the pedestrian walkways, adjacent street - Esplanade – beach restrooms, and the existing beach bicycle path. Due to the developed nature of the Project site and surrounding land uses any new sources of light would be absorbed into the existing lit environment and would not spill over into adjacent land uses at a level that would be obtrusive or substantially varied from the existing environment.

The Project would be required to comply with lighting design standards, policies, permitting requirements, etc., as set forth by the City of Redondo Beach and the State of California. It would be designed in compliance with the City of Redondo Beach's Public Review Draft General Plan (Redondo Beach 2024a) *Policy OS-3.5 Light Pollution. Preserve skyward nighttime views and lessen glare by requiring outdoor fixtures on public and private property be fully-shielded, located only where necessary, designed to provide the correct amount of light, and use long-wavelength fixtures minimizing lighting level.*

Glare impacts can occur because of artificial light or sunlight reflecting off a surface. Glare can create discomfort or present safety concerns. As discussed in the Project Description in Section 3 of this Initial Study, the Project is to be constructed with non-reflective materials**.** Such architectural elements are not a source of glare. Vehicles traveling to and from the site could be a source of daytime glare; however, the Project would not include a substantial number of added cars visiting the site compared to the surrounding community (see Section 17, Transportation of this Initial Study). Additionally, nighttime lighting would be shielded and directed downward onto the park and park features for security and ambience. Less than significant impact would occur.

2. AGRICULTURE/FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

No Impact. The Project site is in an urbanized area where there is no farmland or agricultural resources. According to the California Department of Conservation (CDOC) Important Farmland Map, the Project site as Urban and Built-Up Land (CDOC 2022a). Urban and Built-Up Land is land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel and does not contain agricultural uses or areas designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impact would occur.

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?	☐	☐	☐	☒

No Impact. The Williamson Act applies to parcels within an established agricultural preserve consisting of at least 20 acres of Prime Farmland or at least 40 acres of land not designated as Prime Farmland. The purpose of the act is to preserve agriculture and open space lands by discouraging premature and unnecessary conversion to urban uses. The Williamson Act enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land for use as agricultural or related open space.

The Project site is zoned as Parks and Open Space (P-Pro) according to the City's Zoning Map. No portion of the site is zoned for agricultural use or under a Williamson Act Contract (CDOC 2022a, CDOC 2022b). As such, there would be no conflict with zoning for agricultural use, a designated Agricultural Resource Area, or a Williamson Act contract. No impact would occur.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	☐	☐	☐	☒

No Impact. Forest land is defined by Public Resources Code Section 12220(g) as land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. There is no forest land within the Project work area.

Timberland is defined by Public Resources Code Section 4526 as land, other than land owned by the federal government and land designated by the California Department of Forestry (CAL FIRE) Board of Forestry as experimental forestry land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. There are no timberlands within the Project work area.

Timberland zoned Timberland Production is defined by Public Resources Code Section 51104(g) as an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses. There are no timberland zoned Timberland Production located within the Project work area.

The Project site is zoned P-Pro and there are no lands zoned for forest land, timberland, or timberland production within in area. No impact would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

No Impact. The Project is in an urbanized area where there are no forestry resources. Its location is designated as Urban and Built-Up Land by the CDOC (CDOC 2022a). Please see 2. c) above. No impact would occur.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

No Impact. Implementation of the Project would have no impact on agriculture and/or forestry resources. The Project location is classified as Urban and Built-Up Land, which does not contain any agricultural uses or areas designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (CDOC 2022a). Furthermore, there are no Williamson Act contracts or forest lands in the vicinity of the Project. Implementation of the Project would not involve changes to the existing land uses or result in the conversion of Farmland to non-agricultural use or forest land to non-forest use. Please see responses to 2. a) through 2. d). No impact would occur.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☐	☐	☐	☒

No Impact. The Project is located within the South Coast Air Basin (SCAB) under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) and the SCAQMD Air Quality Management Plan (AQMP 2022). The AQMP provides actions and strategies aimed at reducing air pollution emissions in order to bring the SCAB into attainment for all criteria pollutants. Construction activities will comply with applicable SCAQMD rules and regulations and are expected to have minimal air quality impacts. The Project is a beach access ramp for pedestrians, therefore once the construction phase is completed, the Project will generate minimal air quality impacts and will not conflict with any SCAQMD air quality plans.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐

Less Than Significant Impact. The SCAB is a federal and/or state nonattainment area for ozone, particulate matter less than 10 microns in diameter (PM_{10}) and particulate matter less than 2.5 microns in diameter ($PM_{2.5}$). If a project conflicts with the AQMP, that project can be considered cumulatively considerable. Additionally, if the mass emissions calculated for a project exceed the applicable SCAQMD daily significance thresholds that are designed to assist the region in attaining the applicable state and national ambient air quality standards, that project can be considered cumulatively considerable. As discussed in response 3.a) above, the Project would not conflict with or obstruct implementation of the AQMP. The Project would not exceed the construction emission thresholds and there would be a negligible increase in long-term operational emissions, therefore the Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment under an applicable federal or state ambient air quality standard, indicating less than significant impact. Additional details are discussed below and in Appendix B.

Construction

Construction-generated emissions are temporary and short term. Two basic sources of short-term emissions would be generated through construction of the Project: operation of the construction vehicles and the creation of fugitive dust during clearing and grading.

Criteria pollutant emissions were calculated using the California Emissions Estimator Model (CalEEMod) Version 2022.1.1.26. CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects. The model was developed for the California Air Pollution

Control Officers Association (CAPCOA) in collaboration with the California air districts. CalEEMod allows for the use of default data (e.g., emission factors, trip lengths, meteorology, source inventory) provided by the various California air districts to account for local requirements and conditions, and/or user-defined inputs. **Table 3-1** summarizes the maximum daily construction emissions from the Project compared to the SCAQMD significance thresholds (SCAQMD 2023); Project emissions during construction would not exceed the significance thresholds, indicating less than significant impact.

Table 3-1. Daily Construction Criteria Pollutant Emissions

Pollutant[1]	SCAQMD Significance Threshold (lbs/day)	Maximum Daily Emissions (lbs/day)	Significant Impact?
ROG[1]	75	1.48	**No**
NO_x	100	9.24	**No**
CO	550	9.68	**No**
SO_X	150	0.02	**No**
PM_{10}	150	56.2	**No**
$PM_{2.5}$	55	6.07	**No**

Notes:
[1] ROG = reactive organic gas; NO_X = nitrogen oxides; CO = carbon monoxide; SO_X = sulfur oxides; PM_{10} = particulate matter 10 microns or less in diameter; $PM_{2.5}$ = particulate matter 2.5 microns or less in diameter

Operation
Typically, post-project emission increases are associated with mobile emissions, specifically new vehicle trips associated with a project. As discussed in Section 17, Transportation, the Project would not introduce any new vehicle trips; therefore, there would be no increase in long-term project-related emissions. Potential emissions calculated by CalEEMod include pesticide/fertilizer use and energy consumption for irrigation infrastructure or lighting fixtures. However, the Project would replace existing vegetation with drought tolerant landscaping, which would reduce the demand upon water for irrigation, and overall emissions from site occupancy are expected to be negligible.

c) Expose sensitive receptors to substantial pollutant concentrations? ☐ ☐ ☒ ☐

Less than Significant Impact. Sensitive receptors are individuals considered to be at a heightened risk of negative health outcomes due to exposure to air pollution. Sensitive receptors include residences such as private homes, condominiums, apartments, and living quarters; schools; preschools; daycare centers; health care facilities and long-term care hospitals; prisons; and dormitories or similar live-in housing. The nearest school is Alta Vista Elementary School (at 815 Knob Hill Ave in Redondo Beach), located over 2,000 feet east of the Project site. The nearest residential receptor is located approximately 95 feet east of the Project site; and the nearest commercial receptor is located approximately 248 feet east of the Project site. As discussed in response 3.b), construction emissions are temporary and are below the SCAQMD significance thresholds, and operational emissions are negligible. Additional details are in Appendix B. Less than significant impacts would occur.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? ☐ ☐ ☒ ☐

Less than Significant Impact. The State of California Health and Safety Code Sections 41700 and 41705 (HSC 2024) prohibit emissions from any source whatsoever in such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to the public health or damage to property. The

Project could produce odors during construction activities resulting from construction equipment exhaust, application of concrete, and/or the application of architectural coatings. However, odors emitted during construction would be temporary, short-term, and intermittent in nature, and the sources would be in different locations across the site as construction progresses. Further, these sources would cease upon the completion of the respective phase of construction. California Air Resources Board (CARB) Air Quality and Land Use Handbook includes a list of the most common sources of odor complaints received by local air districts. Typical sources of odor complaints include facilities such as sewage treatment plants, landfills, recycling facilities, petroleum refineries, and livestock operations (CARB 2005). The Project consists of improvements to an existing pedestrian access ramp, which is not anticipated to generate substantial odors. Therefore, the Project would not result in emissions leading to odors that would adversely affect a substantial number of people. Less than significant impact would occur.

4. BIOLOGICAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	☐	☒	☐	☐

Less than Significant Impact with Mitigation Incorporated. Under the California Endangered Species Act, the California Department of Fish and Wildlife (CDFW) designates plant and animal species as threatened or endangered. Similarly, the United States Fish and Wildlife Service (USFWS) designates species as threatened or endangered under the Federal Endangered Species Act. Plant and animal species may also be afforded special protection under regional and local planning documents. All special-status species, protected under federal, state, and local ordinances and with potential to occur and be impacted by the Project, must be analyzed under CEQA.

A search of the CDFW California Natural Diversity Database, the California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants (CNPS), and the USFWS Information for Planning and Consultation (IPaC) (CDFW 2024, USFWS 2024, and CNPS 2024) was conducted in August 2024 for the Project site and a 10-mile buffer (Project Study Area) in order to identify the potential for special status species to occur at the Project site. In addition, an on-site flora and faunal assessment of the Project site and immediate vicinity was performed in August 2024, and results were presented in a *Biological Resources Assessment for the Redondo Beach Avenue Access Path Project* (Montrose 2024). The combined review of online sources and field investigation indicates there is potential for nine (9) sensitive plant species and six (6) sensitive animal species to occur at the Project site[1]. **Table 4-1** presents a list of the species with historic potential to occur in the Project Study Area and a determination of each species' current potential to occur at the Project site based upon known life-history requirements and results of the site-specific survey. The Project Study Area is not located within U.S. Fish and Wildlife Service (USFWS)-designated critical habitat for any species. The nearest terrestrial designated critical habitat unit is for western snowy plover (*Charadrius nivosus nivosus*) and is located 1.7 miles south of the Survey Area. The nearest marine designated critical habitat unit is for green sea turtle (*Chelonia mydas*) and is located immediately offshore of Redondo Beach to the west. Three (3) species were observed in or within the vicinity of the Project site during 2024 surveys. These include the globose dune beetle, Trask shoulderband, and the El Segundo blue butterfly.

[1] Species deemed "absent" and "does not occur" in the *Biological Resources Assessment for the Redondo Beach Avenue Access Path Project* were excluded from this initial study analysis. For more detail on all species reviewed, please refer to the Biological Resources Assessment in Appendix C (Montrose 2024).

Table 4-1. Species with Potential to Occur within the Project Site

Species Name (Common Name)	Protection Status[1]	Potential to Occur in the Project Site
Plants		
Abronia maritima sticky sand verbena	CRPR 4.2	**Low potential.** Species not recorded in area in CDFW's California Natural Diversity Database (CNDDB) or CCH2 recently. A number of individuals are documented 860 feet from the Project's southern perimeter. This occurrence was confirmed as present during July's site visit (adjacent to public restroom at the foot of the Avenue C beach access ramp). Species is easily observed throughout the year and was not observed within the survey area.
Aphanisma blitoides aphanisma	CRPR 1B.2	**Low potential.** Record in CNDDB and CCH2 from bluff and rocky area immediately abutting the coast. Dense cover of ice plant (*Carpobrotus edulis*) over most of the Project Site limits potential occupancy. Species is readily apparent during the summer months and was not observed during July's visit.
A. pacifica south coast saltscale	CRPR 1B.2	**Low potential.** Recorded in CCH2 (2017) 2 miles south of the Project Site in the Malaga cove area of Palos Verdes Estates. Species documented at numerous locations in bluff habitat on the Palos Verdes Peninsula by PVPLC and others (pers comm Neil Uelman, South Coast Chapter of CNPS Conservation Chair). As for all Atriplex species discussed, this species is readily apparent during the summer months and not easily overlooked. Species was not observed during July's field visit.
A. serenana var. *davidsonii* Davidson's saltscale	CRPR 1B.2	**Low potential.** Species most recently recorded in 2020 (CCH2) 2.5 miles south at toe of coastal bluffs Rancho Palos Verdes. Other populations exist on the Palos Verdes Peninsula but data not publicly available (pers comm Neil Uelman, South Coast Chapter of CNPS Conservation Chair, J. George pers obs.). As for all Atriplex species discussed, this one is also readily apparent during the summer months and not easily overlooked. Species was not observed during July's field visit.
Calochortus catalinae Catalina mariposa lily	CRPR 4.2	**Low potential.** Soils questionable for species occupancy, usually found in clay or other heavy soils. Species occurs at numerous locations on the Palos Verdes Peninsula (CCH2). Closest records are from the Bluff cove area of Palos Verdes Estates 2.7 miles south of Project Site, documented in 2022. July's site visit was late in the season to survey for this species; however, no senescent plants were observed.
Camissoniopsis lewisii Lewis' evening-primrose	CRPR 3	**Low potential.** Soils suitable, dense cover of *Carpobrotus edulis* over most of the Project Site limits potential occupancy. Species recorded in CNDDB and CCH2 in region. Closest record is from CCH2, 1.75 miles south of the Project Site at "Malaga cove dune" documented in 2002. None were observed, however this species is usually desiccated and easily missed by July.
Chaenactis glabriuscula var. *orcuttiana* Orcutt's pincushion	CRPR 1B.1	**Low potential.** Very limited habitat available onsite due to dense cover of ice plant (*Carpobrotus edulis*). Species recorded in CNDDB and CCH2 in region. Closest recent record is from a small back-dune habitat fragment 4.5 miles north in the city of Manhattan Beach, documented in 2009.
Dudleya virens ssp. *insularis* bright green dudleya	CRPR 1B.2	**Low potential.** Limited habitat onsite due to dense cover of *Carpobrotus edulis*. Species is observably throughout the year; however, none observed during the 2024 field survey.
Erysimum suffrutescens suffrutescent wallflower	CRPR 4.2	**Low potential.** Very limited habitat onsite due to dense cover of ice plant (*Carpobrotus edulis*). Closest record is 2 miles south at "Malaga cove dune" documented in 2002. Species is visible throughout the year; however, none were observed during 2024 field survey.
Animals		
Anniella stebbinsi Southern California legless lizard	SSC	**Moderate Potential.** Appropriate habitat is present. Recent nearby records are documented 0.4 miles north and 0.8 miles south of the Project Site. Both records are from the coastal bluff and habitat is contiguous with the Project Site.
Bombus crotchii Crotch's bumble bee	SC	**Moderate Potential**. Species documented 0.8 miles south of project site in bluff habitat restoration area in April 2024. Limited existing habitat due to the dense cover of *Carpobrotus edulis;* however, gopher and ground squirrel burrows that provide nesting habitat were observed.
Charadrius nivosus western snowy plover	FT	**Moderate Potential.** The species is known from beach sand the vicinity; however, the project site does not contain suitable nesting habitat, and therefore the species is assumed to use the site for incidental foraging and movement.

Coelus globosus globose dune beetle	SSC	**High Potential.** It remains unknown which *Coelus* species are present. Mixed populations of *C. globosus* and *C. ciliates* are known.
Euphilotes battoides allyni El Segundo blue butterfly	FE	**Moderate potential.** No host plant occurs within the Project Site boundaries or within a 500-foot buffer. Nearest host plant occurs approximately 900 feet south in an area undergoing habitat restoration; however, species was observed flying near the project site during surveys in 2024.
Helminthoglypta traskii Trask shoulderband	SSC	**Present.** A number of shells from recently deceased members of this species were documented in 2024 on the Project Site.

[1] Protection Status:

Federal Listing Status

FE – federally endangered; **FT** – federally threatened; **FC** – federal candidate; **BCC** – USFWS Bird of Conservation Concern

State Listing Status (California)

SE – state endangered; **ST** – state threatened; **SC** – state candidate for listing; **FP** – Fully Protected; **SSC** – CDFW Species of Special Concern

California Rare Plant Rank (CRPR)

1B.1 - Plants Rare, Threatened, or Endangered in California and Elsewhere. Seriously threatened in California (over 80% of occurrences threatened/high degree and immediacy of threat).

1B.2 - Plants Rare, Threatened and Endangered in California and Elsewhere. Moderately threatened in California (20-80% of occurrences threatened/moderate degree and immediacy of threat)

The Project site has been occupied by the existing concrete access ramp since the 1960's and survey results from 2024 indicate that the only vegetated area in the Project footprint is disturbed sand dune covered Ice Plant Mats (*Mesembryanthemum* spp. - *Carpobrotus* spp. Herbaceous Semi-Natural Alliance) (Montrose 2024). During floral surveys in 2024, a few native plant species were observed, including beach evening-primrose (*Camissoniopsis cheiranthifolia*), which was restricted to the narrow band of aeolian sand deposited at the foot of the bluff; alkali mallow (*Malvella leprosa*) found localized to two individuals at the top of the bluff; and cliff aster (*Malacothrix saxatilis*) present in a number of open areas at the top of the bluff. The remainder of the undeveloped Project site includes a narrow strip of unvegetated beach at the base of the access ramp, extending out to the position of the temporary bike path. The floral survey in 2024 did not identify individuals or suitable habitat for any of special status plant species with historic potential to occur in the Project site. Due to the low likelihood of occurrence, Project construction and operations (use of the new access ramp) are not anticipated to impact sensitive plant species. With the removal of the existing access ramp and completion of the Project, the area of vegetated land on the Project site is anticipated to decrease from 37,170 to 30,778, a loss of 6,392 square feet; however, during Project construction, on-site habitat would be transformed from non-native ice plant mat, with little ecosystem value, to high value coastal bluff habitat composed of native plants. The loss of some vegetated area would be more than compensated for by the increase in habitat value in the remaining area.

Migratory birds, including raptors and passerine species, are protected under the federal Migratory Bird Treaty Act (MBTA) and entities are prohibited from harming or harassing migratory birds, particularly while they are nesting. Moderately suitable foraging habitat for raptor and passerine species is present in the Project work area. Direct impacts to migratory bird species could include injury, mortality, loss of young, and nest failure; and indirect impacts from the Project could include loss of foraging habitat, increase in noise and human activities, and potential introduction of invasive/nonnative species. Project construction activities including grading and clearing the site, as well as loud noises associated with large machinery construction, have the potential to cause significant direct and indirect impacts to migratory birds, through disturbance of foraging habitat. Implementation of **Mitigation Measure BIO-1** (below) would reduce potential impacts to migratory birds to less than significant through identification and subsequent avoidance of nesting migratory birds in the Project disturbance footprint in advance of construction.

El Segundo Blue Butterfly (*Euphilotes battoides allyni*; ESB), a federally endangered species, is endemic to the coastal dune ecosystem extending from the Ballona Wetlands near Santa Monica, south to the Palos Verdes Peninsula, and the primary threats to the species include loss of their dune ecosystem habitat (through development and invasion by exotic species) and associated obligate larval foodplant, seacliff buckwheat. Despite the location of the Project site within the historic range of the ESB, dune habitat at the Project site

does not currently support the species due to dominance of exotic ice plant and the absence of the ESB larval foodplant. The closest location of potentially occupied ESB habitat, based on the presence of seacliff buckwheat, is approximately 1,400 feet (0.27 mile) south of the Project site on the contiguous bluff face between the Esplanade and Redondo beach. Seacliff buckwheat was re-established at this location as part of ongoing habitat restoration activities, and positive sightings of ESB have not yet been recorded but are anticipated. Older well-established restoration areas further south along the bluff have been occupied by ESB continuously for almost 20 years. As a result, ESB is unlikely to be present in the Project site but has some limited potential to occur as wandering individuals. Direct impacts to the species from Project construction are unexpected; however temporary, indirect impacts could occur if increased human activity and construction work create dust and trash that attract non-native species to the area and lead to invasive species introductions south of the Project site, in habitat restoration areas. Project plans include planting seacliff buckwheat within the restored dune area at the Project site to increase ESB habitat connectivity and population within the species' historic range. As a result, Project operations are not anticipated to negatively impact the ESB. Rather, habitat restoration efforts would more than compensate for any temporary, indirect impacts to the species during construction. No significant impacts to the species are anticipated.

Trask Shoulderband (*Helminthoglypta traskii traskii*), a CDFW Species of Special Concern (SSC), is one of a number of native air breathing land snails in the subfamily Helminthoglyptinae. Trask shoulderband is restricted to coastal Southern California and northwestern Baja California and is inactive most of the year in aestivation; active exclusively during the rainy season. The species are most active when the humidity is highest in the early evening, night, and early morning hours. Food items include plant detritus, fungi, and lichens. Trask shoulderband select opportunistic locations for aestivation which can vary from native and non-native plants on lower protected outer branches of shrubs and at the base of shrubs associated with accumulations of leaf litter and grass, dense clumps of native and non-native grass, ice plant mats, cactus (*Opuntia* spp.), protected crevices in rock formation, mammal burrows, and anthropogenic features and debris such as stockpiled materials (i.e., wood piles and rock or concrete rubble) (Montrose 2024). Four shells of the species were found during surveys of the Project site in 2024, and therefore species presence is assumed. Project construction activities, including ground clearing and grading within the dune area currently covered in ice plant will remove suitable habitat and potentially cause mortality of individuals. The species is also present within the stretch of bluff extending north and south beyond the edges of the Project site, where existing habitat conditions will remain unchanged. Although the Project may impact a portion of the local population, the overall impact of the Project will be positive for the species, as it includes the restoration of the area to native habitat which will include more diverse food sources and native shrubs for cover, providing a highly suitable area for recolonization by adjacent populations. As a result, improved habitat created by the Project will reduce the overall impact of Project construction on the regional population by creating suitable native habitat for recolonization. Impacts to the local population of Trask shoulderband will be less than significant.

Globose dune beetle (*Coelus globosus*), a California SSC, is a fossorial flightless beetle, restricted to sand dunes or sandy substrates. These conditions are found at the base of the bluffs in the Project site and extend south to the Torrance Beach area. Female beetles lay eggs in the sand, which develop into a fossorial larva which co-occur with adult beetles. Adult beetles are typically found underground associated with spotty foredune or beach vegetation. Adults produce a very characteristic track when tunneling just below the surface; however Globose dune beetle and ciliate dune beetle (*C. ciliates,* not listed), can co-occur and are superficially similar in appearance. Threats to the species include removal of habitat through development and regular disturbance such as beach clearing. Signs of one or the other species of dune beetle was observed during site surveys in 2024, at the base of the bluffs. The Project does not include new structures within existing habitat and therefore permanent removal of suitable habitat for Globose dune beetle is not anticipated. Project construction activities that result in the placement of materials (spoils, trash, equipment) between the existing bike path and bluff edge could temporarily disrupt existing habitat for the species and cause mortality of individuals. Placement of spoils, trash, and other construction debris in Globose dune beetle habitat is not

proposed as part of the Project but could occur inadvertently when large equipment operates on the steep slope in the Project site. The placement of construction debris in beetle habitat would be avoided and minimized through best management construction practices required by the City and County of Los Angeles, such as regular trash removal, offsite fueling, and erosion control fencing. Project operations would not impact the species, as the area between the bluff base and the bike path alignment would be retained in its current condition. Despite the potential for equipment and spoils to temporarily disrupt Globose dune beetle habitat, construction activities would be periodic and short lived in the area, and recovery of the species by the completion of construction is anticipated due to the extent of the species range south along the bluff edge. Impacts to the local population of Globose dune beetle would be less than significant.

Southern legless lizard (*Anniella stebbinsi*), a CDFW species of special concern, and **Crotch's bumblebee (*Bombus crotchii*)**, a Candidate for state endangered, have moderate to low potential to occur in the Project site based upon the presence of suitable foraging habitat for the lizard, in the form of sandy coastal dunes with leaf litter, and suitable nesting habitat for the bee in the form of gopher and ground squirrel burrows. No records of either species occur within the Project site; however, they are both known from the vicinity, in similar habitat. As with the sensitive beetle and snail species described above, impacts to the southern legless lizard and Crotch's bumble bee could occur during ground disturbance and grading; however, impacts would be temporary, as both species are highly mobile, suitable habitat for both species exists immediately adjacent to the Project site, and the Project site would be re-vegetated with high quality native habitat elements that would benefit the populations of both species during the subsequent Project operation period. BMPs implemented as part of Project construction would further deter the species from re-establishing during the active construction period by removing equipment and storing materials in designated staging areas at the completion of each workday. Therefore, the Project would have less than significant impacts on both species.

Western snowy plover (*Charadrius nivosus nivosus*) is a small shorebird in the family Charadriidae. The Pacific coast population of the species breeds primarily on coastal beaches, nesting in sand spits, dune-backed beaches, beaches at creek and river mouths, and salt pans at lagoons and estuaries. Nests typically occur upon flat, open sandy areas with sparse beach debris and vegetation. The species is well documented foraging, roosting, and wintering on the sandy beaches in the greater Santa Monica Bay Area, and CNDDB records list many recent observations within 1 mile of the Project site. The beach in the Project area is narrow and suitable nesting habitat does not exist on the Project site or nearby based on levels of beach utilization; however, foraging individuals may wander through the Project site from adjacent occupied Habitat. Potential direct impacts to the species, including direct mortality and nest destruction, could occur if construction of the temporary bike path and movement of equipment and vehicles within beach habitat occurs during nesting season for the species, when birds remain close to the ground on and near their nests. Implementation of **Mitigation Measure BIO-1** and **Mitigation Measure BIO-2** would reduce potential impacts to the Western snowy plover to less than significant through identification and subsequent avoidance of nesting plovers in the Project disturbance footprint in advance of construction.

> **Mitigation Measure BIO-1: Pre-Construction Nesting Bird Survey**. If construction or other Project activities are scheduled to occur during the bird breeding season (February 1 through August 31 for raptors and March 15 through August 31 for the majority of passerine migratory bird species), a pre-construction nesting-bird survey shall be conducted by a qualified avian biologist to ensure that active bird nest will not be disturbed or destroyed. The survey will be completed no more than three days prior to initial ground disturbance. The nesting-bird survey will include the Project Area and adjacent areas where Project activities have the potential to affect active nests, either directly or indirectly due to construction activity or noise. If an active nest is identified, the biologist will establish an appropriately sized construction-avoidance buffer around the nest using flagging or staking. Construction activities will not occur within a construction-avoidance buffer area until the nest is deemed inactive by a qualified biologist.

Mitigation Measure BIO-2: Snowy Plover Avoidance. A qualified environmental avian biologist will conduct a visual survey of the Project site, to determine presence and behavior of the Western Snowy Plover, prior to any excavation, construction, reconstruction, maintenance, or removal activities. Prior to any Project activities, the biologist shall examine the beach area to preclude impacts to the federally listed Western Snowy Plover. No excavation, construction, reconstruction, maintenance, or removal activities within the beach area shall occur until any and all Western Snowy Plovers have left the Project area or its vicinity. In the event that the Western Snowy Plover exhibit reproductive or nesting behavior, DBH will cease work and immediately notify the appropriate resource agencies to coordinate appropriate protection measures before re-initiation of construction.

Impacts to sensitive biological resources from Project construction and operations would be less than significant with mitigation incorporated.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	☐	☒	☐	☐

Less than Significant with Impact Mitigation Incorporated. The Project site itself is disturbed and developed land which has accommodated the existing access ramp and adjacent non-native plant vegetation since the 1960's. The Project site contains one sensitive natural community identified in local or regional plans, policies, or regulations by CDFW or USFWS.

Bluff habitat at the site meets the definition of an environmentally sensitive habitat area (ESHA) presented in the Local Coastal Plan. Section 30240 of the Coastal Act specifies that ESHAs "shall be protected against any significant disruption of habitat values and only uses dependent on those resources shall be allowed within those areas." Significant impacts to coastal bluffs could occur through poor planning and execution of restoration actions taken to restore the bluff after the new access path is constructed. In order to prevent impacts that would significantly degrade coastal bluff ESHA, Mitigation Measure BIO-3 would be implemented. With implementation of Mitigation Measure BIO-3, no impact would occur.

Mitigation Measure BIO-3 Restoration Planning and Reporting. Restoration of bluff habitat within the Project site following Project construction will follow established guidelines (including planting palette, planting design, monitoring and reporting guidelines) found in the *Beach Bluffs Restoration Project Master Plan* (2005). Specifically, the El Segundo blue butterfly host plant species (Eriogonum and Dudleya) are required plants to be included in the restoration planting palette.

With implementation of Mitigation Measure BIO-3, potential impacts to bluff habitat would be less than significant.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

No Impact. As discussed above in (b), the Project site is entirely covered by developed concrete access path and disturbed upland ice plant vegetation. The 2024 field survey investigated the Project site and vicinity and did not identify any protected water resources or wetlands (Montrose 2024). No impact would occur.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒

No Impact. Wildlife corridors are areas that allow wildlife room to roam for access to food, territory, and mating. A broad range of habitat is necessary for the dispersal of plants and animals to ensure the viability of such corridors. Similarly, a native wildlife nursery site should provide food, water, cover, and places to raise young for wildlife. The Project site does not exhibit characteristics to support a wildlife corridor or nursery site: vegetation on the site is composed entirely of a non-native ice plant monoculture that offers limited to no forage value for native species. The Project includes restoration of native dune habitat, with the aim of increasing connectivity with adjacent habitat for the federally protected El Segundo blue butterfly, and would therefore improve rather than negatively impact wildlife movement corridors in the region. No impact would occur.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.)?	☐	☐	☐	☒

No Impact. The Project site does not contain any oak woodlands or other unique native woodlands. No impact would occur.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 102), Specific Plans (L.A. County Code, Title 22, Ch. 22.46), Community Standards Districts (L.A. County Code, Title 22, Ch. 22.300 et seq.), and/or Coastal Resource Areas (L.A. County General Plan, Figure 9.3)?	☐	☐	☐	☒

No Impact. The Project site is not within a County-designated Wildflower Reserve Area, Significant Ecological Area, or a Coastal Resource Area. Further, according to the field survey conducted at the site, there are no oak trees present onsite (Montrose 2024). The Project site falls under the jurisdiction of both Los Angeles County and the City of Redondo Beach, and as the Project site is considered a critical environmental resource to the City of Redondo Beach, it is addressed in the City of Redondo Beach Public Review Draft General Plan (Redondo Beach 2024a).The City Conservation and Open Space Unit, designates the coastal bluff and

Esplanade portion of the Project site as "public Spaces and Other Open Spaces", which are City-managed areas (Redondo Beach 2024a). Project plans are consistent with City Public Review Draft General Plan Policy OS-2.10 "Conservation", which encourages the conservation of natural resources such as coastal resources, wildlife habitats, and native vegetation during development of high-quality open spaces and recreational facilities such as the access path from Avenue A to Redondo Beach. In addition, the Project is consistent with all of the relevant policies in the City Public Review Draft General Plan Goal OS-8 "Biological Resources" related to the protection of sensitive biological resources, which include protecting and expanding critical habitats, re-introducing native species, continuing current restoration efforts and re-introducing native habitats (OS 8.1, 8.2, 8.5 and 8.6). Proposed native species planting for the Project would also be consistent with Policy LU5.7 of the Public Review Draft City General Plan which specifically prioritizes expansion of ESB habitat and connectivity with existing ESB populations along the dunes of Torrance and Hermosa Beach (Redondo Beach 2024a).

Review of the L.A. County General Plan, the City of Redondo Beach Public Review Draft General Plan and associated ordinances indicates that Project would not conflict with the provisions of local policies or ordinances protecting biological resources. No impact.

g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan? ☐ ☐ ☐ ☒

No impact. The Project site is not located within an area subject to the provisions of an adopted habitat conservation plan. No impact would occur. Although the City of Redondo Beach has not adopted a habitat conservation plan that covers the project site, the *Beach Bluffs Restoration Project Master Plan* (2005) funded, developed, and approved by a by regional and local conservation organizations does prescribe a bluff restoration planting pallet. The *Beach Bluffs Restoration Project Master Plan* is attached to this Draft IS/MND and is required to be followed as part of the replanting of the project site post project development. Specifically, the El Segundo blue butterfly host plant species (Eriogonum and Dudleya) are identified in the *Beach Bluffs Restoration Project Master Plan* and are required plants to be included in the restoration planting palette.

5. CULTURAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?	☐	☐	☐	☒

No Impact. A records search was conducted at the South Central Coastal Information Center of the California Historical Resources Information System at California State University, Fullerton in order to identify the presence of any previously recorded cultural resources within the Project site, as well as within a 0.25-mile buffer around the Project site, and to determine whether any portions of the Project site had been surveyed for cultural resources. The record search did not identify any built environment historical resources listed or eligible for listing in the California Register of Historical Resources (CRHR) within the Project site. Furthermore, a review of the County of Los Angeles public GIS-Net database and the Los Angeles Geohub did not identify any historical resources within a 0.25-mile buffer of the Project site (Los Angeles County Planning Department. 2024a; Los Angeles Geohub 2024c). A historic maps review revealed no evidence for historical resources of concern within the Project site (United States Geological Survey 1896, 1924, 1944, 1951, 1963, 2021). As a result, the proposed Project would not have a significant effect to built environment historical resources according to per CEQA Guidelines § 15064.5. For the reasons listed above, the Project would not cause any adverse changes to built environment historical resources within the vicinity of the Project. No impact would occur.

However, unknown archaeological sites that may be uncovered during construction, could be determined significant and eligible for listing in the CRHR. Impacts to archaeological resources that are historical resources are addressed below in item 5(b).

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☒	☐	☐

Less than Significant Impact with Mitigation Incorporated. As noted above a records search was conducted in order to identify the presence of any previously recorded cultural resources within the Project site, as well as within a 0.25-mile buffer around the Project site, and to determine whether any portions of the Project site had been surveyed for cultural resources. The record search revealed that there are no known archaeological sites within the Project site and that one previously recorded pre-colonial Native American archeological site had been identified within the 0.25-mile buffer. Additionally, the records search revealed that six previous surveys had been conducted within 0.25 mile of the Project site, including one survey that overlapped the Project site.

No archaeological resources, as defined in § 15064.5 of the CEQA Guidelines, have been identified within the Project site; however, the fully developed character of the Project site precluded a pedestrian archaeological survey, and cultural materials may be buried at the location. The Project is the demolition of existing structures on the property and located within the boundaries of the existing facility. All of these areas have been previously disturbed in association with construction of the existing facility. As such, the Project improvements are considered second generation development (i.e., development occurring on previously developed land and

non-native soils) and do not include mass excavation. However, since the Project involves ground disturbance, there is the potential for unknown resources to be unearthed during earth moving activities. If archaeological remains are discovered that are determined eligible for listing in the CRHR, and Project activities would affect them in a way that would render them ineligible for such listing, a significant impact would result. The implementation of the **Mitigation Measure CR-1** would ensure that the Project would treat eligible archaeological resources in a manner that would reduce impacts to archaeological resources to less than significant with mitigation.

> **Mitigation Measure CR-1: Immediately Halt Construction If Cultural Resources Are Discovered, Evaluate All Identified Cultural Resources for Eligibility for Inclusion in the NRHP/CRHR, and Implement Appropriate Mitigation Measures for Eligible Resources.** If any cultural resources, such as structural features, unusual amounts of bone or shell, flaked or ground stone artifacts, historic-era artifacts, human remains, or architectural remains, are encountered during any Project construction activities, work shall be suspended immediately at the location of the find and within a radius of at least 50 feet and the Los Angeles County Department of Beaches and Harbors will be contacted.
>
> All cultural resources accidentally uncovered during construction within the Project site will be evaluated for eligibility for inclusion in the CRHR. Resource evaluations will be conducted by individuals who meet the U.S. Secretary of the Interior's professional standards in archaeology. If any of the resources meet the eligibility criteria identified in Pub. Res. Code Section 5024.1 or Pub. Res. Code Section 21083.2(g), mitigation measures will be developed and implemented in accordance with CEQA Guidelines Section 15126.4(b) before construction resumes.
>
> For resources eligible for listing in the NRHP/CRHR that would be rendered ineligible by the effects of Project construction, additional mitigation measures will be implemented. Mitigation measures for archaeological resources may include (but are not limited to) avoidance; incorporation of sites within parks, greenspace, or other open space; capping the site; deeding the site into a permanent conservation easement; or data recovery excavation. Mitigation measures for archaeological resources will be developed in consultation with responsible agencies and, as appropriate, interested parties such as Native American tribes. Native American consultation is required if an archaeological site is determined to be a Tribal Cultural Resource. Implementation of the approved mitigation will be required before resuming any construction activities with potential to affect identified eligible resources at the site.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☐ ☐ ☐ ☒

No Impact. As shown on the Geologic Map of the Palos Verdes Peninsula and Vicinity (Dibblee et al. 1999), the Project site is underlain by beach sediments (Qs), primarily sand. Based on the age of deposition (Holocene), the sediments (Qs) are considered to have low sensitivity for paleontological resources. Holocene-era beach sediments may overlie older, Pleistocene-era sediments (Qos) which are considered to have moderate to high sensitivity for paleontological resources. The Project is located on a heavily disturbed slope between Redondo Beach and Esplanade, which has been previously modified and landscaped. Ground disturbance for the Project consists of excavation for footings for a pedestrian path and accessible trail, and will not exceed five feet in depth. As such, excavation is not anticipated to occur within older, native sediments that have potential to contain paleontological resources. Therefore, the Project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. No impact would occur.

d) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

Less than Significant Impact with Mitigation Incorporated. There is no evidence that human remains are present within the Project site and no dedicated cemeteries are within the vicinity. Although the Project site has been previously disturbed by development, it is possible that human remains could be discovered during excavation activities. Impacts on accidentally discovered human remains would be considered a significant impact. Should any such remains be discovered during construction, implementation of **Mitigation Measure CR-2** would be required. Implementation of **Mitigation Measure CR-2** and compliance with California Health and Safety Code Section 7050.5 and California Public Resources Code 5097.98 would reduce potential impacts on human remains to a level that is less than significant with mitigation incorporated.

> **Mitigation Measure CR-2: Immediately Halt Construction if Human Remains Are Discovered and Implement Applicable Provisions of the California Health and Safety Code.** If human remains are accidentally discovered during Project construction activities, the requirements of California Health and Human Safety Code Section 7050.5 will be followed. Potentially damaging excavation will halt in the vicinity of the remains, with a minimum radius of 100 feet, and the County Coroner will be notified. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery (California Health and Safety Code Section 7050.5[b]). If the Coroner determines that the remains are those of a Native American, they must contact the NAHC by phone within 24 hours of making that determination (California Health and Safety Code Section 7050[c]). Pursuant to the provisions of Pub. Res. Code Section 5097.98, the NAHC will identify a Most Likely Descendent (MLD). The MLD designated by the NAHC will have at least 48 hours to inspect the site, once access is granted, and propose treatment and disposition of the remains and any associated grave goods.

6. ENERGY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐

Less Than Significant Impact. Energy consumed for Project construction would primarily consist of fuels in the form of diesel and gasoline. Fuel consumption would result from: the use of on-road trucks for the transportation of construction materials and water; and from the use of off-road construction equipment.

While construction activities would consume petroleum-based fuels, consumption of such resources would be temporary and would cease upon the completion of construction. The petroleum consumed during Project construction would be typical of similar projects and would not require the use of new petroleum resources beyond those generally consumed in California annually for construction activities. Additionally, increasingly stringent state and federal regulations on engine efficiency combined with state regulations limiting engine idling times and requiring recycling of construction debris, would further reduce the amount of transportation fuel demand during Project construction. During long-term operation of the Project, energy would be consumed in the form of diesel and gasoline used by vehicles traveling to and from the Project site for as needed maintenance and electricity used directly by the Project (i.e. streetlights, irrigation pumps). While energy would be consumed during the operation phase, the Project site would operate similarly to previous conditions. Therefore, the Project would not result in any unusual characteristics that would result in excessive short-term construction or long-term operational energy consumption. Energy consumption associated with the Project would not be considered inefficient, wasteful, or unnecessary in comparison to other similar developments in the region. A less than significant impact would occur.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

No Impact. California Building Standards Code (CCR, Title 24) California Building Code (CBC 2022) includes provisions applicable to all buildings, which are mandatory requirements for efficiency and design. The Project would be consistent with the requirements of Title 24 through implementation of energy-reduction measures, such as energy efficient lighting, water efficient plumbing fixtures, and water efficient landscaping and irrigation. Therefore, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. No impact would occur.

7. GEOLOGY AND SOILS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒

No Impact. Seismically induced surface or ground rupture occurs when movement on a fault deep within the earth breaks through to the surface as a result of seismic activity. Fault rupture almost always follows pre-existing faults, which are zones of weakness. Sudden displacements are more damaging to structures because they are accompanied by shaking. Under the Alquist-Priolo Earthquake Fault Zoning Act (Act), which was passed in 1972, the California State Geologist identifies areas in the State that are at risk from surface fault rupture. The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act also requires the State Geologist to establish regulatory zones, known as Alquist-Priolo Earthquake Fault Zones around the surface traces of active faults and to issue appropriate maps that identify these zones.

The project site is located in the western portion of the Los Angeles Basin known as the West Coast Basin at the northwest extension of the Peninsular Ranges geomorphic province. The basin's alluvial plain is underlain by several thousand feet of recent to mid-Tertiary-age sediments that rest unconformably on metamorphic basement rock. Structurally, the Los Angeles basin is divided into sections by 4 major fault systems; the basin sections are referred to as the northwest, northeast, central, and southwest structural blocks. The project site is situated west of the major Newport-Inglewood Fault Zone in the southwest structural block of the basin (Tetra Tech 2023). Accordingly, the CDOC, California Geological Survey's (CGS) California Earthquake Hazards Zone Application ("EQ Zapp") (CDOC 2024c) reports no active faults crossing the Project site, and no portion of the Project site is within an Alquist Priolo Earthquake Zone. Additionally, the Project includes no habitable structures.

Included within Appendix E of this initial study checklist is a Geotechnical Report prepared by Tetra Tech dated May 30, 2023. The report includes a comprehensive analysis of the seismology and other potential geologic hazards in proximity to and at the Project Site. Concerning earthquake faults the Report confirms that there are no active faults crossing the Project Site the and the site is not located within a designated Earthquake Fault Zone for fault surface rupture hazard. Therefore, Project implementation would not expose people or structures to potential substantial adverse effects involving rupture of a known earthquake fault. No impact would occur.

ii) Strong seismic ground shaking?	☐	☐	☒	☐

Less Than Significant Impact. As part of a seismically active region, there is a risk of strong seismic ground shaking. There are no known active faults that traverse the Project site. However, there are a number of known seismically active faults within approximately 33 miles of the Project site and three (3) of those faults are within five miles of the Project; the Compton, Palos Verdes and Redondo Canyon faults. The Project would not result in the construction of any habitable structures. In addition, the Project would comply with the Los Angeles County Building and Fire Codes. Both the CBC and the Fire Code contain provisions for earthquake safety based on factors including occupancy type, the types of soil and rock onsite, and the strength of ground motion with specified probability of occurring at the site. In addition, the Los Angeles County Building and Safety Division would review the plans through building plan checks, issuance of a building permit, and inspection during construction, which would ensure that all required seismic safety measures are incorporated. Compliance with the CBC and the County's review process, permit application, and inspection would reduce impacts related to strong seismic ground shaking.

Included within Appendix E of this initial study checklist is a Geotechnical Report prepared by Tetra Tech dated May 30, 2023. The report includes a comprehensive analysis of the potential for ground shaking at the project site and based on the presented research, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low. Therefore, a less than significant impact would occur.

iii) Seismic-related ground failure, including liquefaction and lateral spreading?	☐	☐	☒	☐

Less than Significant Impact. Liquefaction is a phenomenon in which a saturated cohesionless soil causes a temporary transformation of the soil to a fluid mass, resulting in a loss of support. Liquefaction occurs when loose sand and silt that is saturated with water behaves like a liquid when shaken by an earthquake. Earthquake waves cause water pressures to increase in the sediment and the sand grains to lose contact with each other, causing the sediment to lose strength and behave like a liquid. The soil can lose its ability to support structures, flow down even very gentle slopes, and erupt to the ground surface to form sand boils. Lateral spreading is a hazard associated with liquefactions where a body of compacted fill moves laterally upon the failure of surrounding liquefaction prone soils, and is a hazard for sites where liquefaction takes place and there is sloping ground or free faces (Tetra Tech 2023)

Maps of seismic hazard zones are issued by the California Geological Survey (CGS, formerly California Department of Conservation, Division of Mines and Geology (CDMG)) in accordance with the Seismic Hazards Mapping Act enacted in April 1997, the intent of which is to provide for a statewide seismic hazard mapping and technical advisory program to assist cities and counties in developing compliance requirements to protect the public health and safety from the effects of strong ground shaking, liquefaction, landslides, or other ground failure and other seismic hazards caused by earthquakes. Based on the review of the Redondo Beach Quadrangle Official Map of Seismic Hazard Zones issued March 25, 1999, the Project slope is not located within an area identified as subject to the hazard of liquefaction. It is noted, however, that the beach level at the toe of the slope is mapped as an area that is subject to the hazard of liquefaction. Given the nature of the project, liquefaction is not considered a hazard to be considered in the design of the proposed Project (Tetra Tech 2023). Further, given the nature of the Project site and Project activities, liquefaction and lateral spreading are not considered hazards for the Project site (Tetra Tech 2023).

The Project entails improvements to an existing pedestrian path and would not introduce any new land uses or habitable structures. As discussed in response to 7. A ii), the Project would comply with the CBC, which has been adopted as part of the Los Angeles County Building Code, and outlines the engineering and building standards to reduce and prevent potential hazards associated with both liquefaction and lateral spreading. Compliance with the CBC and the County's review process, permit application, and inspection would reduce

impacts associated with seismic-related ground failure, including liquefaction and lateral spreading. A less than significant impact would occur.

iv) Landslides? ☐ ☐ ☐ ☒

No Impact. This site is not located in an Earthquake-Induced Landslide Hazard Zone designated by the State of California. No evidence of landsliding was observed on or in the immediate vicinity of any of the sites. Therefore, the occurrence of an earthquake-induced landslide is not considered to be a hazard to the site (Tetra Tech 2023). No impact would occur.

b) Result in substantial soil erosion or the loss of topsoil? ☐ ☐ ☒ ☐

Less Than Significant Impact. Erosion can be initiated by wind or water. Silt-sized particles are most easily eroded due to their size and low cohesiveness. Site soils are susceptible to wind erosion, especially during the spring and fall months when winds increase. Sporadic, torrential rains can cause major flash flood events that create significant erosion in the region.

According to the Natural Resources Conservation Service Web Soil Survey the Project site soils have a moderate potential for erosion (Natural Resources Conservation Service 2019).

Construction of the Project would involve a variety of heavy equipment associated with earthwork, structural, and paving phases. Soil exposed by construction activities via excavation, could be subject to erosion if exposed to heavy rain, winds, or other storm events. Wind erosion would be minimized through soil stabilization measures required by the SCAQMD Rule 403 (Fugitive Dust) such as daily watering. The Project applicant would be required to comply with the National Pollutant Discharge Elimination System (NPDES) Construction General Permit and submit a Notice of Intent to the Los Angeles Regional Water Quality Control Board (RWQCB) for the preparation of a Stormwater Pollution Prevention Plan (SWPPP). Generally, a SWPPP demonstrates how water quality during, and post construction would be maintained in accordance with mandated objectives. Often this is achieved by employing BMPs (see Section 10, Hydrology and Water Quality). Many BMPs designed to protect water quality also serve to reduce soil erosion and loss of topsoil.

Specific BMPs may include, but are not limited to, the following:

- Temporary preservation of some existing vegetation where feasible.
- Covering stockpiled, excavated, and/or fill materials to reduce potential off-site sediment transport.
- Use of erosion control devices, such as straw wattles, mulch, mats, and/or geotextiles.
- Use of sediment controls to protect the site perimeter and prevent off-site sediment transport, including measures such as silt fencing, fiber rolls, gravel bags, temporary sediment basins, street sweeping, stabilized construction access points and sediment stockpiles, and use of properly fitted covers for sediment transport vehicles.
- Compliance with local dust control measures.
- Daily backfill, compaction, and/or covering of excavated pipeline trenches to minimize erosion potential.
- Regular inspection and maintenance of all erosion control and sediment catchment facilities to ensure proper function and effectiveness.

Further, required adherence to the provisions of City of Redondo Beach Code of Ordinances, Title 5 Sanitation and Health, Chapter 7 STORMWATER MANAGEMENT AND DISCHARGE CONTROL, and Appendix J of Chapter 99, Title 26 of Los Angeles County Municipal Code (LACoMC) ensures that certain measures or

conditions, such as those that prevent erosion and siltation are included prior to the issuance of a grading permit.

Project design includes construction of three one-foot wide and six-inch deep drainage swales and a below-ground French drain at the foot of the retaining walls, features that are designed to control drainage of stormwater runoff to prevent erosion and maintain slope stability, such that rates of runoff would meet applicable engineering design standards. The swales are designed to run along the upslope edge of the concrete path and drain into six-inch diameter pipes at each switchback. Similarly, the French drain is designed to run beneath the foot of each retaining wall and convey stormwater offsite. These features will prevent substantial soil erosion and the loss of topsoil during operation of the new path by slowing runoff and removing surface water from the slope at intervals designed to address the site's slope and project components.

With implementation of required standard erosion control measures and stormwater construction BMPs, construction-related erosion and sedimentation impacts would be less than significant. Additionally, once constructed, the Project site would not include expansive areas of exposed soils and runoff would be managed through water capture in the drainage swales and French drains. Similar to existing conditions, the site would provide for a combination of landscaped and paved areas. A less than significant impact would occur.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐

Less Than Significant Impact. As discussed in Checklist Response to 7. a iii) a small portion of the Project is in an area of potential liquefaction, and the Project Geotechnical Report concluded that as lateral spreading is a hazard for sites where liquefaction takes place and there is a gentle sloping ground or free faces, liquefaction is not considered a hazard to be considered in the design of the proposed Project (Tetra Tech 2023). As discussed in Checklist Response 7.a iv, the Project site is not located in an area subject to on- or off-site landslides.

Land subsidence is the gradual settling or sinking of the ground surface with little or no horizontal movement. Subsidence may be caused by liquefaction or associated with the extraction of fluids (water and/or petroleum) from subsurface sediments. During large earthquakes, it is possible for subsidence or seismically induced settlement to occur as a result of strong ground shaking. The site is not mapped within an area of land subsidence in California (https://ca.water.usgs.gov), due to groundwater pumping, does not include habitable structures, and the new replacement structures would be constructed in adherence with the most recent edition of the CBC. Impacts related to an unstable geological unit or soil resulting in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapses would be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒

No Impact. Expansive soils are distinguished by the presence of swelling clay minerals that when unsaturated and exposed to moisture can absorb a significant amount of water causing them to expand and swell. Likewise, when expansive soils lose moisture through desiccation, they begin to shrink. The sandy soils at the site contain almost no fines content and are therefore not considered to be susceptible to the hazard of swelling or shrinkage (Tetra Tech 2023). Because the site lacks expansive soils, and construction of the Project would comply with applicable County building codes, CBC design requirements, and standard engineering practices, impacts related to expansive soils are anticipated to be less than significant.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

No Impact. The Project would connect to the municipal wastewater system and does not involve an onsite wastewater treatment system. No impact would occur.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104)?	☐	☐	☐	☒

No Impact. As shown on the County's public GIS-Net database, the Project site is not within an area that is subject to the Hillside Management Area Ordinance (County 2024a).
No impact would occur.

8. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

Less Than Significant Impact. Global climate change refers to changes in average climatic conditions on earth including temperature, wind patterns, precipitation, and storms. Global temperatures are moderated by atmospheric gases. These gases are commonly referred to as GHGs because they function like a greenhouse by letting sunlight in but preventing heat from escaping, thus warming the earth's atmosphere.

GHGs are emitted by natural processes and human (anthropogenic) activities. Anthropogenic GHG emissions are primarily associated with: (1) the burning of fossil fuels during motorized transport, electricity generation, natural gas consumption, industrial activity, manufacturing, and other activities; (2) deforestation; (3) agricultural activity; and (4) solid waste decomposition. The GHGs defined under California's AB 32 include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6).

GHGs have long atmospheric lifetimes that range from one year to several thousand years. Long atmospheric lifetimes allow for GHG emissions to disperse around the globe. Because GHG emissions vary widely in the power of their climatic effects, climate scientists have established a unit called global warming potential (GWP). The GWP of a gas is a measure of both potency and lifespan in the atmosphere as compared to CO_2. For example, a gas with a GWP of 10 is 10 times more potent than CO_2 over 100 years. Carbon dioxide equivalent (CO_2e) is a quantity that enables all GHG emissions to be considered as a group despite their varying GWP. The GWP of each GHG is multiplied by the prevalence of that gas to produce CO_2e. By applying the GWP ratios, Project-related CO_2e emissions can be tabulated in metric tons (MT) per year.

GHG emissions were calculated using CalEEMod Version 2022.1.1.26. **Table 8-1** summarizes the maximum annual construction emissions from the Project compared to the SCAQMD significance threshold (SCAQMD 2010); Project emissions during construction would not exceed the significance thresholds, indicating less than significant impact.

Table 8-1. Annual Construction Greenhouse Gas Emissions

Pollutant	SCAQMD Significance Threshold (MT CO_2e/yr)	Maximum Annual Emissions (MT CO_2e/yr)	Significant Impact?
GHGs (CO_2e)	10,000	73.4	**No**

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	☐	☐	☐	☒

No Impact. There are numerous State plans, policies, and regulations adopted for the purpose of reducing GHG emissions. The primary State policy targeting GHG emissions is AB 32, the California Global

Warming Solutions Act of 2006. The quantitative goal of AB 32 is to reduce GHG emissions to 1990 levels by 2020. Subsequently, Senate Bill (SB) 32 requires further reductions of 40 percent below 1990 levels by 2030. The Project's operational year is after 2020, so the Project aims to reach the quantitative goals set by SB 32. Statewide plans and regulations such as GHG emissions standards for vehicles, the low carbon fuel standards, and regulations requiring an increasing fraction of electricity to be generated from renewable sources are being implemented at the statewide level; as such, compliance at the project level is not addressed. The Project is a beach access ramp for pedestrians, once the construction phase is completed, the Project will generate minimal GHG emissions and will not conflict with any applicable GHG plan, policy, or regulation.

9. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☒	☐

Less Than Significant Impact. Materials and waste are generally considered hazardous if they are poisonous (toxicity), can be ignited by open flame (ignitability), corrode other materials (corrosivity), or react violently, explode, or generate vapors when mixed with water (reactivity). The term "hazardous material" is defined in the State Health and Safety Code (Chapter 6.95, Section 25501[o]) as any material that, because of quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment. Hazardous waste is defined as any hazardous material that is abandoned, discarded, or recycled, as defined in the State Health and Safety Code (Chapter 6.95, Section 25125). The transportation, use, and disposal of hazardous materials, as well as the potential releases of hazardous materials to the environment, are closely regulated through many state and federal laws.

Construction activities associated with the Project would require transportation and use of limited quantities of fuel, oil, sealants, and other hazardous materials related to construction. The use of these materials could potentially result in significant impacts through accidental discharge associated with use and storage of hazardous materials. The transport, use, and disposal of hazardous materials and/or wastes would be conducted in accordance with applicable local, state, and federal laws. In addition, implementation of the Project would require conformance with the NPDES Construction General Permit, as described in Section 7, Geology and Soils. Specifically, this would entail implementation of a SWPPP to address the use of hazardous materials and the potential discharge of contaminants including construction-related hazardous wastes through the installation of appropriate BMPs. While specific BMPs would be determined during the SWPPP process, the suite of BMPs would include standard industry measures and guidelines contained in the NPDES Construction Permit and Stormwater Best Management Practices Construction Handbook (California Stormwater Quality Association [CASQA] 2024). Typically, day to day activities at the Project site would not involve the routine transport, use, or disposal of hazardous materials. Potentially, regular maintenance such as landscape care could use herbicides and pesticides. No special permits would be required for such limited transport, use and/or disposal of these common products. A less than significant impact would occur.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	☐	☐	☒	☐

Less Than Significant Impact. As with most construction, there is the possibility of accidental release of hazardous substances during typical construction activities. Specifically, site development could involve a range of activities that would include the use of common hazardous materials, substances, or chemicals such as fuels, oils, lubricants, paints, and solvents. Construction activities would be short term, and the use of these materials would cease once construction is complete. The hazardous substances used during construction would be required to comply with existing federal, state and local regulations regarding the use and disposal of these materials. In the event of an accidental release during construction containment and clean up would be in

accordance with existing applicable regulatory requirements. Project operation would involve the routine transport, use, or disposal of hazardous materials. Regular maintenance such as landscape care could use herbicides and pesticides. No special permits would be required for use and/or disposal of these common products, and any accidental release of these materials would not create a significant hazard to the public or the environment. A less than significant impact would occur.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	☐	☐	☒	☐

Less Than Significant Impact Sensitive land uses are defined to include residences, schools, hospitals, and daycare centers. The nearest sensitive land uses are the residences across the street, east of the site, and within one-quarter mile. As discussed in responses to 9. a) and 9. b), the Project does not involve the use of acutely hazardous materials or any materials that would require special permits. As discussed in Section 3, Air Quality, although the Project would generate air emissions in the short term from the operation of construction equipment, air emissions would remain below established significance levels. A less than significant impact would occur.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

No Impact. Government Code 65962.5 stipulates that the Department of Toxic Substances Control (DTSC), the Department of Health Services, the State Water Resources Control Board (SWRCB), and any local enforcement agency, as designated by Section 18051, Title 14 of the CCR, identify and update annually a list of sites that have been reported to have certain types of contamination. The DTSC EnviroStor (DTSC 2024), California Environmental Protection Agency (CALEPA) Cortese List, and SWRCB GeoTracker (SWRCB 2024) databases were consulted to determine if the Project site or any surrounding nearby properties are on any list compiled pursuant to Government Code 65962.5. The Project site and surrounding properties are not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact would occur.

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒

No impact. The Project site is not within an airport land use plan or within two miles of a public airport or public use airport. The Project is located approximately 2.8 miles from the Torrance Municipal Airport - Zamperini Field, and seven miles from the Los Angeles International Airport. A review of the L.A. County's Airport Land Use Commission Site indicates that the site is not within an airport influence area, runway protection zone, safety zone, noise contour, supplemental area, etc. (County 2024b). No impact would occur.

f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

Less than Significant Impact. The City details its safety plan via the *City of Redondo Beach Local Hazard Mitigation Plan* (Redondo Beach 2020). Emergency evacuation access to the Project site is via Esplanade, which is not a designated evacuation route per the City's plans or disaster route per Los Angeles County. During construction, heavy construction vehicles could interfere with emergency response activities or emergency evacuation procedures; this could occur from vehicles traveling behind a slow-moving truck. However, such trips would be brief and infrequent. Although traffic may temporarily need to be directed around Project construction activities, it would not require road closures. Public roadways would remain open for standard traffic and emergency response vehicles for the duration of construction. City requirements for temporary traffic controls, land/street closures, and detours indicate that emergency vehicles must have access at all times. They also define procedures to reduce construction-related impacts and maintain traffic flow on streets and the Project conditions of approval would require that emergency access be maintained during construction. Once operational, the Project site would be returned to conditions similar to existing, there would be no changes to the circulation system, and as discussed in Section 17 Transportation, the Project would not add additional trips to the site. A less than significant impact would occur.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires, because the project is located:				
i) within a high fire hazard area with inadequate access?	☐	☐	☐	☒

No Impact. According to the City's Local Hazard Mitigation Plan, Redondo Beach is not in a wildfire hazards zone identified by the California Board of Forestry and Fire Protection. Furthermore, the Project does not include habitable structures and would not result in denser development; new transportation infrastructure (pedestrian) would be replacing older infrastructure. The new structures would be designed in accordance with the most recent CBC and Fire Code. No impact would occur.

ii) within an area with inadequate water and pressure to meet fire flow standards?	☐	☐	☐	☒

No Impact. See response to 9. g, i) above. The City Fire Department is responsible for assuring that there is adequate water and pressure to meet fire flow standards and compliance is verified through annual tests and inspections The Project site is an existing walkway, and the improvements would not alter the existing service capabilities nor create a need for increased fire flow (see Section 15), Public Services). In accordance with the Fire Code any new water mains shall be designed to meet or exceed the total flow requirements determined for fire flow for this development. No impact would occur.

iii) within proximity to land uses that have the potential for dangerous fire hazard?	☐	☐	☐	☒

No Impact. The Project site is located in a developed area consisting of residential to the east and a beach to the west – uses that do not have the potential for dangerous fire hazards. Dangerous fire hazards are primarily a product of a combination of fuels, terrain, weather and are typically associated with areas of open space with unmaintained vegetation, slopes, dry climates, and wind. The surrounding land uses do not contain these elements, thus do not pose a potential for a dangerous fire hazard. No impact would occur.

h) Does the proposed use constitute a potentially dangerous fire hazard?	☐	☐	☐	☒

No Impact. The Project entails the improvement of an existing walkway by replacing it with a new walkway. There would be no intensification of land uses and new structures would be replacing older deteriorating structures. The improvements – primarily made up of non-combustible hardscape - would not include elements that would contribute to creating a potentially dangerous fire hazard. New landscaping would be maintained and drought tolerant and the irrigation and water delivery system would also be upgraded to prevent fires. No impact would occur.

10. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐

Less Than Significant Impact. There is the potential for water pollutants to be generated in the short-term during construction activities and in the long term. Construction activities have a potential to cause erosion, sedimentation, and the discharge of construction debris from the Project site. For example, clearing of vegetation including removal of trees and grading activities would lead to exposed or stockpiled soils susceptible to peak stormwater runoff flows. Also, the compaction of soils by heavy equipment may minimally reduce the infiltration capacity of soils (exposed during construction) and increase stormwater runoff and erosion potential. If uncontrolled, these materials could lead to water quality problems, including sediment-laden runoff, prohibited non-stormwater discharges, and ultimately the degradation of downstream receiving water bodies. Consequently, if unabated, short-term impacts to surface waters during construction activities could violate water quality standards or waste discharge requirements and could result in a potentially significant impact. In the long-term, Project features, such as the reconstructed ramp and new staircase could alter the hydrological patterns of the site and the distribution of pollutants and runoff. Landscaped areas can also generate water pollutants such as fertilizers and weed control agents, as well as green waste from landscape maintenance cuttings.

The Project is within the jurisdiction of the LARWQCB, which is tasked with protecting the region's water quality objectives that meet the standards set forth in the Section 303 of the federal Clean Water Act (CWA) as well as the state's Porter-Cologne Water Quality Act. The LARWQCB, sets qualitative and quantitative water quality objectives and develops implementation programs to protect the regional water resources through its Water Quality Control Plan for the Los Angeles Region Basin Plan for Coastal Watersheds (the Basin Plan).

As part of the NPDES Construction General Permit, a NOI would be submitted to the LARWQCB and the County would submit a SWPPP that outlines the intended practices to reduce pollutants in the stormwater to the maximum extent practicable during construction. The SWPPP must include erosion-control and sediment-control BMPs. Additionally, the SWPPP is also required to contain waste management and non-stormwater control BMPs that reduce the potential for construction-related stormwater pollutants. Typical construction related BMPs might include temporary soil stabilization (e.g., straw mulch, wood mulch, drainage swales), temporary sediment control (e.g., silt fence, sediment track, fiber rolls, sandbag barrier), de-watering, vehicle equipment maintenance and cleaning, and tire cleaning. Further discussion of potential BMPs is included in response to 7. b). The Project is subject to compliance with the applicable Standard Urban Storm Water Mitigation Plan (SUSMP). A less than significant impact would occur.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒

Less Than Significant Impact. According to the Urban Water Management Plan (UWMP) prepared by California Water Service, Redondo Beach falls within the Rancho Dominguez / Hermosa-Redondo District. Water demand has been accounted for in the UWMP (Cal Water 2020). The Project would not increase the amount of water used over the existing condition.

The Project involves rehabilitation and upgrades to an existing beach access area. The upgraded pedestrian ramp and new staircase would increase the amount of impervious surface by a small amount; however, due to the very small increase in impervious surface, and the Project design's intention to capture all runoff on-site and continue to infiltrate the ground in a similar fashion to the existing condition, there would be a less than significant impact.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would:	☐	☐	☐	☒
i) Result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐

Less than Significant Impact. There are no on-site drainage courses and no nearby off-site drainage courses that would be altered by the Project. Additionally, according to the Federal Emergency Management Agency (FEMA), FEMA Flood Map Service Center online mapping website the Project site is not located in a 100-year flood area and the Los Angeles County's Flood Zone Determination Website does not identify the Project site as within a flood zone (FEMA 2024; County 2024d).

As discussed, the Project would be required to adhere to the NPDES Construction General Permit, which would require the preparation of a SWPPP that would outline construction related BMPs to be employed to reduce the amount of siltation and erosion during Project construction. Post construction, the Project site would be similar to existing conditions. The expanded access ramp and new staircase would result in a slight increase in impervious surfaces, but runoff would be directed to the three drainage swales and French drain features that have been designed per the City's standards to handle runoff. Less than significant impact would occur.

ii) Substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite?	☐	☐	☒	☐

Less than Significant Impact. As discussed above, the Project will generally replace structures in kind. There would be a minimal increase in impervious surfaces as a result of the expanded access ramp and new staircase. Regardless, runoff would be directed to the three drainage swales and other drainage features, which are designed to meet applicable engineering design standards. A less than significant impact would occur.

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐

Less than Significant Impact. The Project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. During construction, BMPs for stormwater pollution control would be implemented. The Project includes improvements to existing infrastructure and does not introduce new land uses that would create a new source of pollutants. As discussed above, the expanded access ramp and new staircase would result in an increase in impervious surfaces that would increase the amount of runoff. However, the Project includes a swale that has been designed to accommodate all Project runoff and meet applicable engineering design standards. Thus, the proposed improvements would not exceed the capacity of the downstream stormwater drainage systems or provide additional substantial sources of polluted runoff. Less than significant impact would occur.

iv) Impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding?	☐	☐	☐	☒

No Impact. The Project is not within a 100-year flood hazard area or County Capital Flood floodplain (FEMA 2024; County 2024d). Further, the Project does not include housing or any habitable structures. No impact would occur.

d) Otherwise place structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements?	☐	☐	☐	☒

No Impact. The Project is not within a 100-year flood hazard area or County Capital Flood floodplain (FEMA 2024; County 2024d). No impact would occur.

e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?	☐	☐	☐	☒

No Impact. The swale and drainage features have been designed to meet applicable engineering design standards consistent with the Los Angeles County Low Impact Development Ordinance, and prior to the issuance of building permits DBH shall demonstrate that appropriate BMPs are incorporated into the Project in accordance with the County LID Ordinance. Proposed LID treatment control BMPs could include: street sweeping, straw and wood mulch, sandbag, and straw waddle barriers. As these strategies and BMPs would meet LID Ordinance requirements, no impact would occur.

f) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water	☐	☐	☐	☒

(including, but not limited to, streams, lakes, and drainage course)?

No Impact. The Project does not involve the installation of new wastewater treatment systems; however, infrastructure would be upgraded. Upgrades to infrastructure would not alter the overall design of the wastewater delivery system as no new connections would be installed and no new or greater sources of wastewater would occur that would require larger lines or trunks. Upgrades to the deteriorating infrastructure is considered a benefit. No impact would occur.

g) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒

Less than Significant Impact. The Project is not within a 100-year flood hazard area a County Capital Flood floodplain, or seiche zone. Although the project is located within an area mapped by the California Department of Conservation as subject to tsunami hazard (California Geological Survey 2022)., tsunami-caused inundation of the Project site would not risk the release of pollutants, as pollutants are not anticipated to be stored on-site during Project construction or regularly transported through the Project site during Project operations. No impact would occur.

h) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Less than Significant Impact. Please see response to items 10 a) and 10 b). Less than significant impacts would occur.

11. LAND USE AND PLANNING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒

No Impact. The physical division of an established community typically refers to the construction of a linear feature, such as an interstate highway or railroad tracks, or removal of a means of access, such as a local road or bridge that would impact mobility within an existing community or between a community and outlying area. The Project proposes replacements and improvements to existing infrastructure of a public beach access location that is intended to serve the existing community. The Project would not physically divide an established community. No impact would occur.

b) Cause a significant environmental impact due to a conflict with any local land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

No Impact. The Project would not result in any change to established land uses; the Project would be maintained consistent with the City of Redondo Beach zoning and Public Review Draft General Plan designations of "P-PRO" Parks, Recreation, and Open Space, and "OS" Parks and Open Space, respectively (Redondo Beach 2024a). The Project is consistent with Public Review Draft Policy LU-4.4 "New Open Space and Parkland Opportunities" and with Policy LU-4.6 "Connectivity" by updating and increasing accessibility associated with a dilapidated and unsafe access path, allowing increased public access to adjacent public beach spaces for active and passive recreation and increasing connectivity from Esplanade to the beach. Further the Project is consistent with Public Review Draft GOAL LU-5 Environmental Sustainability, particularly Policy LU-5.1 which encourages environmental sustainability, which is addressed through design elements intended to increase native species and mitigation measures proposed to avoid potential impacts to sensitive species (for more detail please refer to Section V. Biological Resources. The Project is also consistent with the Redondo Beach Local Coastal Plan (LCP), as amended (2012). The Project is within an area zoned "public or institutional" and the old Avenue A and Esplanade access path is identified as one of the thirteen (13) public access paths that provide the public access from urban Redondo Beach to the beach and Pacific Ocean. The Coastal Land Use Plan within the LCP, which establishes the resource protection and development policies to accomplish Coastal Act objectives, presents recreation and access policies for public access paths in Redondo Beach. These include Recreation Policies 1 and 2 which state that all existing public recreational and visitor-serving facilities will be maintained, enhanced, preserved and where possible expanded, and that lower-cost visitor-serving and recreational facilities will be protected and encouraged. The Project is consistent with both policies as it is an existing facility that, both serves low-cost recreation activities such as beach play and ocean swimming, and for it to be preserved the pathway has to be rehabilitated with an expanded, modern bike and pedestrian-friendly access path (Section V (E) of the Redondo Beach LCP) (Redondo Beach 2019). Therefore, the Project is consistent with local plans, including County and City Plans as well as the LCP, and would not conflict with an adopted plan intended to avoid or mitigate environmental effects. No impact would occur.

c) Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?	☐	☐	☐	☒

No Impact. According to the County public GIS-Net database (County 2024) and the City of Redondo Beach *Development Environmental Hazards* on-line mapping application (City 2024e), the Project is not located in or near a Hillside Management Area, area of development hazards concern, or near a Significant Ecological Area. Thus, implementation and operation of the Project will not conflict with the goals and policies associated with Significant Ecological Areas or Hillside Management Areas. No impact would occur.

12. MINERAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐

Less than Significant Impact. The Surface Mining and Reclamation Act of 1975 (SMARA) classifies and maps regionally significant mineral resources zones (MRZs) and requires cities and counties to preserve known resources in order to meet future needs. The State focused the required mapping and mineral classification efforts in urban areas, like Redondo Beach, on construction aggregate resources that were particularly vulnerable to urbanization. Nearly all of Redondo Beach is classified as Mineral Resource Zone 3 (MRZ-3), as is this Project site, for construction aggregate under the California Mineral Land Classification System (CDOC 2024d). An MRZ-3 classification means that construction aggregate is either known or likely present, but the significance of the mineral deposit is undetermined because no mining activities have occurred. Because most of the City was fully developed prior to the State's MRZ classification, any potential mineral resources were unavailable for extraction. Existing land uses and development patterns are not compatible with mining operations. As such, introducing new mining operations would be infeasible.

No mineral resources that would be of value to the region or residents of the state have been identified at or near the Project site. The Project is located within an urban area and is not identified in the City of Redondo Beach Public Review Draft General Plan Open Space and Conservation Element (Redondo Beach 2024a 2024a) as having any known mineral resource value or as being located within any mineral resource recovery site. A less than significant impact would occur.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐

Less than Significant Impact. Please refer to the response to 12. a) above. The City of Redondo Beach relies upon the SMARA in their Public Review Draft General Plan concerning mineral resources. A less than significant impact would occur.

13. NOISE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the General Plan or noise ordinance (City of Redondo Beach, Chapter 24), or applicable standards of other agencies?	☐	☐	☒	☐

Less Than Significant Impact. The Project site is situated in a busy urban area of Los Angeles County, in the city of Redondo Beach, where ambient conditions reflect many sources of noise including automobile and truck traffic on Esplanade. The nearest receptors sensitive receptors are the existing single-family and multi-family residential uses across the street from the Project site, on Esplanade and people using the adjacent beach for passive and active recreation. Noise-sensitive receptors include land uses where an excessive amount of noise would interfere with normal operations or activities. Examples include residential areas, schools, and hospitals. Recreational areas may also be considered noise-sensitive where quiet and solitude may be important as part of the recreational experience. The City of Redondo Beach states that certain land uses are more sensitive to noise and vibration. Residential uses, schools, health care centers, libraries, senior housing, places of worship, and recreational areas are more sensitive to noise than commercial and industrial uses (Redondo Beach 2024a).

The City's Municipal Code (City 2024b), under Chapter 24 Noise Regulation, is the established local ordinance that provides community noise levels exposure and regulations. This ordinance acts as Redondo Beach's primary instrument to enforce and regulate general and specific types of noise within in the City such as to protect residences, businesses, institutional uses, and parks, recreation and conservations areas from excessive levels of noise and limit unnecessary, excessive, and annoying sounds emanating from all areas of the City.
The City of Redondo's Public Review Draft General Plan (Redondo Beach 2024a) Noise Element Policy N-1.10 states, "Minimize the impacts of construction noise on adjacent uses through the enforcement of mitigation requirements established in the City's Noise Ordinance, such as legal hours of operation, advance noticing of construction operations, incorporating physical barriers as necessary, and using tools and equipment properly outfitted with sound-dampeners."

According to the City's Municipal Code, Section 4-24.503, all construction activity shall be prohibited, except between hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday and between the hours of 9:00 a.m. and 5:00 p.m. on Saturday (Redondo Beach 2024b). No construction activity shall be permitted on Sunday, or the days on which the holidays designated as Memorial Day, the Fourth of July, Labor Day, Thanksgiving Day, Christmas Day, and New Year's Day are observed.

Project Construction Noise

Construction of the Project would involve temporary and periodic noise increases associated with the demolition of the existing path and excavation/grading activities. The magnitude of the noise impact would fluctuate depending on the type of construction activities, equipment, duration, and the distance between the noise source and receiver and intervening structures. Construction equipment would not operate all at one time or at one location. Furthermore, construction equipment would not be constant during the workday.

Construction of the Project is anticipated to take 130 days with project completion occurring within a twelve month period starting in Spring 2026. Construction activities would consist of demolition, site preparation, grading, path construction, paving, architectural coating, and dune restoration. Construction activities would be limited to five (5) days per week between 7:00 am to 3:30 pm. The Project crew would be comprised of 8 workers and each day the required crew members would drive to and from the site for the duration of the Project.

Short-term impacts would occur during construction activities. **Table 13-1** summarizes representative equipment and typical noise levels produced by construction equipment that are commonly used. During construction of the proposed Project, noise from construction activities may intermittently dominate the existing environment in the immediate vicinity of the construction area but would cease upon completion of construction activities. Direct noise impacts would result from construction activities occurring near sensitive receptors, such as residential and recreation areas, but this noise would be short term and would occur during daylight hours, Monday through Friday

As depicted in **Table 13-1**, noise levels generated by typical construction equipment range from approximately 75 A-weighted decibel (dBA) to 101 dBA maximum reference noise level (L_{MAX}) at 50 feet. Construction equipment noise levels would be reduced over distance at a rate of approximately 6 dBA with each doubling of distance from the source (City of Redondo Beach 2024). Noise levels for the proposed project would vary for different construction tasks, but the maximum anticipated noise levels would be limited to rock drilling and pile driving, which would occur during demolition of the existing path and then during construction of the piers for the new path.

Table 13-1. Typical Construction Equipment Noise Levels

Equipment	Typical Noise Level 50 ft from Source, dBA
Air Compressor	80
Backhoe	80
Compactor	82
Concrete Mixer	85
Concrete Pump	82
Concrete Vibrator	76
Crane, Derrick	88
Crane, Mobile	83
Dozer	85
Generator	82
Grader	85
Impact Wrench	85
Jack Hammer	88
Loader	80
Paver	85
Pile-driver (Impact)	101
Pile-driver (Sonic)	95
Pneumatic Tool	85
Pump	77
Rail Saw	90
Rock Drill	95
Roller	85
Saw	76
Scarifier	83
Scraper	85
Shovel	82
Truck	84

Source: Federal Transit Administration, FTA 2018.

The Project would comply with the City's Municipal Code, Section 4-24-503 which ensures that noise limitations are imposed to minimize temporary noise impacts associated with construction by restricting construction activities to the daytime hours. The Project would also comply with the Public Review Draft General Plan Policy N-1.10, requiring construction noise limits, including limiting construction hours, consistent with the City Municipal Code. Therefore, the proposed Project would result in a less than significant impact related to on-site short-term construction noise.

Project Operational Noise

Post construction, the Project would operate similar to existing conditions. No new land uses are proposed, and the improvements are not intended to create greater visitor attendance; rather the improvements would increase the enjoyment and safety of current visitors. Additionally, as discussed further in Section 17, Transportation, the Project would not result in an increase in traffic. No impact would occur.

b) Generation of excessive ground borne vibration or ground borne noise levels? ☐ ☐ ☒ ☐

Less than Significant Impact. Vibration from operation of heavy equipment can potentially result in effects ranging from annoyance of people to damage of structures. As seismic waves travel outward from a vibration source, they excite the particles of rock and soil through which they pass and cause them to oscillate. The actual distance soil particles move is a fraction of an inch. The rate, or velocity at which these particles move is the commonly accepted descriptor of the vibration amplitude, referred to as the "peak particle velocity" (PPV) and expressed in units of inches per second. Variations in geology over an area result in differing vibration amplitudes by frequency, **a**nd propagation of vibration with distance. As with noise, vibration levels decrease (or attenuate) as distance from the source of vibration increases.

Section 4-24.504 of the City of Redondo Beach Code of Ordinances, Vibration states: The operation or permitting the operation of any device which creates vibration which is above the vibration perception threshold of an individual at or beyond the property boundary of the source if on private property, or at 150 feet (46 meters) from the source if on a public space or public right-of-way, shall be prohibited. For the purposes of this section, "vibration perception threshold" shall mean the minimum ground or structure-borne vibrational motion necessary to cause a normal person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or the visual observation of moving objects. The perception threshold shall be presumed to be 0.001 "g's" in the frequency range from zero to 30 Hz and 0.003 "g's" in the frequency range between 30 and 100 Hz.

Receptors sensitive to vibration include structures (especially older masonry structures), people (especially residents, the elderly, and the sick), and equipment (e.g., magnetic resonance imaging equipment, high resolution lithographic, optical and electron microscopes). Regarding the potential effects of ground borne vibration to people, except for long-term occupational exposure, vibration levels rarely affect human health.

Table 13-2 below presents the California Department of Transportation (Caltrans 2020) vibration guideline thresholds for the average human response.

Table 13-2. Human Response to Vibration

Average Human Response	PPV (in/sec)
Severe	2.0
Strongly perceptible	0.9
Distinctly perceptible	0.24
Barely perceptible	0.035

Source: Caltrans 2020

Project construction would have the potential to result in varying degrees of temporary ground borne vibration. Construction-related ground vibration is normally associated with impact equipment such as jackhammers, and the operation of some heavy-duty construction equipment, such as trucks. **Table 13-3** presents typical ground borne vibration levels associated with common construction equipment. The equipment shown in **Table 13-3** is used to illustrate the "worst-case" scenario.

Table 13-3. Typical Construction Equipment Vibration Levels

Equipment	PPV (in/sec) at 25 feet
Vibratory roller	0.210
Large bulldozer	0.089
Loaded trucks	0.076
Jackhammer	0.035
Small bulldozer	0.003

Source: Federal Transit Administration, FTA 2018

As shown in **Table 13-3**, a vibratory roller is the greatest source of construction related ground borne vibration. Thus, using the vibration levels presented in Table 5, under a worst-case scenario, ground vibration generated by construction equipment would be approximately 0.210 ppv at 25 feet. Further, using a distance of 150 feet from the source (per Section 4-24.504 of the City of Redondo Beach Code of Ordinances), a vibratory roller would have a 0.014 ppv. This is less than the barely perceptible human response. Less than significant impact would occur.

Common sources of ground borne vibration and noise includes trains and construction activities associated with blasting, pile driving, and operating heavy earth moving equipment. Construction of the proposed Project would involve site preparation and grading/excavation activities. However, construction activities are not expected to involve the use of construction equipment that would result in substantial ground borne vibration or noise to sensitive residential receptors. No pile drive or blasting is proposed. While there will be site grading, it is not expected to result in significant perceptible human response as illustrated in **Table 13-3**. Therefore, the Project would not result in exposure of person to or generation of excessive ground bone noise and vibration. Less than significant impact would occur.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

No Impact. The Project site is not within an airport land use plan or within two miles of a public airport or public use airport. The closest airport is Torrance Municipal Airport - Zamperini Field, which is 2.8 miles away. A review of the L.A. County's Airport Land Use Commission Site (County 2024b) indicates that the site is not within an airport land use planning area. Furthermore, the Project would not expose additional people residing or working at the Project site. No impact would occur.

14. POPULATION AND HOUSING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒

No Impact. The Project, located in urban city of Redondo Beach, entails the rehabilitation and upgrades to existing beach access infrastructure and is intended to provide increased safety, ADA access, and a better experience for users. There is a sufficient local workforce available for construction. Further, the Project would not involve the construction of new homes, businesses, or other infrastructure that would induce population growth. No impact would occur.

b) Displace substantial numbers of existing people or housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No Impact. The Project is completely within the boundaries of an existing beach access area; construction and operation activities would not result in the removal or displacement of housing that would warrant replacement housing to be constructed elsewhere. No impact would occur.

15. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☐	☒

No Impact. The Project entails the rehabilitation and upgrades to existing beach access infrastructure and is intended to provide increased safety, ADA access, and a better experience for users. As discussed in Section 14, Population and Housing, the Project would not directly or indirectly introduce any new residents or employees to the Project site. Therefore, it would not increase the demand for fire protection. No existing facilities would be physically altered. Construction accidents could require fire service calls to the Project site; however, such accidents could be handled with existing resources. Post construction, the site would operate similar to existing conditions. No impact would occur.

Police/Sheriff protection?	☐	☐	☐	☒

No Impact. The Project entails the rehabilitation and upgrades to existing beach access infrastructure and is intended to provide increased safety, ADA access, and a better experience for users. As discussed in Section 14, Population and Housing, the Project would not directly or indirectly introduce any new residents or employees to the Project site. Therefore, it would not increase the demand for police/sheriff protection. No existing facilities would be physically altered. Construction accidents could require police/sheriff service calls to the Project site; however, such accidents could be handled with existing resources. Post construction, the site would operate similar to existing conditions. No impact would occur.

Schools?	☐	☐	☐	☒

No Impact. The Project entails the rehabilitation and upgrades to existing beach access infrastructure and is intended to provide increased safety, ADA access, and a better experience for users. As discussed in Section 14, Population and Housing, the Project would not directly or indirectly introduce any new residents to the Project site. Therefore, it would not increase the demand for schools. No existing facilities would be physically altered. Post construction, the site would operate similar to existing conditions. No impact would occur.

Parks?	☐	☐	☐	☒

No Impact. The Project entails the rehabilitation and upgrades to existing beach access infrastructure and is intended to provide increased safety, ADA access, and a better experience for users. As discussed in Section 14, Population and Housing, the Project would not directly or indirectly introduce any new residents to the Project site. Therefore, it would not increase the demand for parks. No existing facilities would be physically altered. Post construction, the site would operate similar to existing conditions. No impact would occur.

Libraries? ☐ ☐ ☐ ☒

No Impact. The Project entails the rehabilitation and upgrades to existing beach access infrastructure and is intended to provide increased safety, ADA access, and a better experience for users. As discussed in Section 14, Population and Housing, the Project would not result in an increase in housing or population. The improvements are not intended to increase beach attendance, thereby bringing more visitors to the area. Therefore, there would be no increase in demand for library services. No existing facilities would be physically altered. No impact would occur.

Other public facilities? ☐ ☐ ☐ ☒

No Impact. Other public facilities may include senior centers, community centers, and pools, all of which are intended to serve the public. The Project would serve the existing population and would not directly or indirectly introduce any new residents that would require additional public facilities. No existing facilities would be physically altered. No impact would occur.

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒

No Impact. The Project includes the improvements to an existing recreational facility, a public beach access ramp, to increase safety and accessibility for beach visitors. Currently, the access ramp at Avenue A is closed to patrons, thus limiting access to beach visitors and causing an increase in the use of surrounding access ramps. With the improvements associated with the Project, the Avenue A access ramp would allow for easier, safer access to the existing patronage and would reduce the impact on the surrounding access ramps to Redondo Beach. Implementation of the Project would not increase the use of the facility to a point that would cause substantial physical deterioration. No impact would occur.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Less Than Significant Impact. The Project is a recreational and safety improvement at an existing beach access ramp. The environmental impacts of construction and operation of the Project are discussed within this Initial Study, which finds that all impacts would be less than significant. A less than significant impact would occur.

c) Would the project interfere with regional trail connectivity?	☐	☐	☒	☐

Less Than Significant Impact. During construction, the Project would temporarily change the course of the existing path, but not to a significant degree. A temporary bike path, measuring approximately 500 feet long by 20 feet wide, would be installed for the entirety of the Project and removed following completion allowing users to safely pass the Project work areas without interruption. This temporary change would not significantly affect trail connectivity.

17. TRANSPORTATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?	☐	☐	☒	☐

Less than Significant Impact. The Project includes improvements to an existing beach access path that would not significantly increase the use of the beach but would enhance access. Since there is no change or intensification of land use associated with the Project, no additional trips are anticipated to be generated. During construction there would be transfer of equipment and materials to the site that could result in a short-term localized disruption. However, there will be pedestrian and bicycle detours around the construction area. This would not create a conflict since the temporary trail would be constructed to maintain continuity along the existing trail. Post construction, the area would be similar to existing conditions, except for an improved beach access path, staircase, vegetation and lighting. A less than significant impact would occur.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐

Less than Significant Impact. The analysis of vehicle miles traveled (VMT) in CEQA Guidelines section 15064.3 provides that transportation impacts of projects are, in general, best measured by evaluating the project's VMT. VMT reflects both the number and the distance of the trips taken.

The Project would not generate new travel demand as it is simply a rehabilitation of an existing pedestrian access way and would not generate new vehicle trips since the improvements are designed to accommodate existing visitors and would not increase the number of daily visitors. There would be no increase in VMT or rate of VMT per visitor over the baseline condition. Thus, the Project does not meet the criteria for further evaluation. Per the Governor's Office of Planning Research's *Technical Advisory on Evaluating Transportation Impacts in CEQA*[2], projects that generate or attract fewer than 110 new trips per day generally may be assumed to cause a less than significant transportation impact. The Project would generate less than this amount. The Project would cause a less than significant impact.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒

No Impact. The Project does not propose any changes to the existing circulation network; the intent of the Project is to improve pedestrian safety and accessibility via rehabilitation and upgrading beach access. Construction equipment would be stored at the Project site and therefore no construction equipment would interfere with any public right of way or create hazards. The Project would not create or increase hazards due to a geometric design feature and would not alter the geometrics of any public roadway. The Project would not introduce incompatible uses. No impact would occur.

[2] https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf

d) Result in inadequate emergency access? ☐ ☐ ☒ ☐

Less than Significant Impact. Construction activities would require the delivery of construction equipment and materials to the Project site and the removal of construction waste from the site. Cement trucks will utilize three parking spaces along Esplanade for approximately 10 days, from 7 AM to 3:30 PM. Construction equipment and materials would be staged onsite and lane closures on public right of way are not anticipated. This would temporarily introduce slow-moving trucks; however, such trips would be both brief and infrequent. Once equipment and materials are delivered to the site, they would remain staged onsite during the duration of the Project. Considering the potential for brief delays, plans to maintain emergency access would be required per the Fire Code.

Once the Project is implemented, the site would continue to be accessed via Avenue C, Veterans Park, Avenue I, or Paseo De La Playa. There are no proposed alterations to circulation in and around the Project site. A less than significant impact would occur.

18. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or	☐	☐	☐	☒

No Impact. A tribal cultural resource (TCR) is, by definition, eligible for listing on the CRHR. The records search conducted and described in Section 5, "Cultural Resources," did not identify any resources listed or eligible for listing on the CRHR and, as such, no TCRs, as defined in Public Resources Code § 5020.1(k), would be impacted by Project activities within the Project site.

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

No Impact. The City sent "request for consultation" letters to **eight** Native American tribes: Cahuilla Band of Indians, Gabrieleno Band of Mission Indians – Kizh Nation, Gabrieleno Tongva San Gabriel Band of Mission Indians, Gagbrielino Tongva Indians of California Tribal Council, Gabrielino Tongva Nation, and Gabrielino-Tongva Tribe) on **September 5**, 2025**,** initiating Assembly Bill (AB) 52 consultation. Pursuant to AB 52 the Native American tribes have 30 days to request a consultation to discuss any potential significant resources that may exist on the subject property. Staff did not receive any responses to the "request for consultation" letters sent to the tribes. Therefore no impacts are expected concerning Tribal Cultural Resources with this project.

19. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐

Less Than Significant Impact. Implementation of the Project would not require the relocation or construction of new or expanded, water, wastewater treatment or storm water drainage, beyond local connections and upgrades at the Project site to serve the irrigation improvements. It does not necessitate the need for new or expanded, natural gas, or telecommunications facilities. Thus, post construction demand would be similar to existing conditions.

As detailed in the Project Description above, the Project would replace existing vegetation with drought tolerant landscaping, which would reduce the demand upon water for irrigation.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒

No Impact. The demand for water is managed through the implementation of policies and procedures as outlined in programmatic documents such as UWMPs. UWMPs determine water usage based on land uses designated in General Plans and other planning documents. Water service in the City is provided by the California Water Service Company (Cal Water), which supplies domestic water to multiple jurisdictions in the state via several water service districts. Redondo Beach falls within the Rancho Dominguez/ Hermosa-Redondo District. Water demand has been accounted for in the UWMP (Cal Water 2020).

The Project would not alter the site's land uses. Rather, the Project consists of rehabilitation of amenities and infrastructure including the replacement of older and obsolete facilities. As discussed above, new infrastructure and fixtures would be Title 24 compliant; which provides an opportunity to improve water conservation as older less efficient fixtures are replaced. Landscape improvements include the installation of drought tolerant landscaping, thereby reducing the demand upon irrigation. Further, the Project would not increase park/beach visitation.

Given that no new land uses are being introduced, the number of visitors would not increase, and the Project includes the installation of water conservation design features and drought tolerant landscaping the water demand post Project would be similar to the existing condition. No impact would occur.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's	☐	☐	☐	☒

projected demand in addition to the provider's existing commitments?

No Impact. The Project does not introduce any new land uses and is intended to serve existing users. Therefore, the generation of wastewater would be similar to existing. No impact would occur.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐

Less Than Significant Impact. During construction, there would be the generation of waste from the demolition of the existing structures and other related waste from materials and workers. LACoMC Sections 4.408 and 5.408 identify that in accordance with the California Green Building Standards Code, 65 percent of construction and demolition debris is to be diverted. The Project would require a Waste Management Plan (WMP) to be submitted for approval by the City's Public Works Department prior to the issuance of a demolition permit and/or grading permits. The City requires this as part of its Construction And Demolition Recycling Program (City 2024f). As required, the plan shall outline the methods that would be employed to achieve a diversion rate of 65 percent or greater. Since the Project is not intended to increase trail or beach usage, no operational solid waste increases are anticipated. Less than significant impact would occur.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

No Impact. The Project would comply as required with the City's solid waste reduction programs, which are designed to comply with federal, state, and local statutes and regulations related to solid waste. These statutes and regulations include the California Integrated Solid Waste Management Act, the California Beverage Container Recycling and Litter Reduction Act, and the City's solid waste disposal policies and practices. The Integrated Solid Waste Management Act requires that jurisdictions maintain a 50 percent or better diversion rate for solid waste, including construction and demolition waste. No impact would occur.

20. WILDFIRE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

Less than Significant Impact. According to the County of Los Angeles public GIS-Net database, and CAL FIRE's Fire Hazard Severity Zone (FHSZ) Viewer, the Project site is not located in a high fire hazard area (County 2024a, CAL FIRE 2024). Please see response to 9. f) above.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒

No Impact. According to the County public GIS-Net database, and CAL FIRE's FHSZ Viewer, the Project site is not located in a very high fire hazard area (County 2024a, CAL FIRE 2024). Moreover, the Project would not introduce any new land uses to the Project site and only includes rehabilitation and replacement of existing infrastructure. It would not expose occupants to wildfire pollutants. No impacts would occur.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒

No Impact. According to the County public GIS-Net database, and CAL FIRE's FHSZ Viewer, the Project site is not located in a very high fire hazard area (County 2024a, CAL FIRE 2024). The Project involves no change of land use and does not include installation or maintenance of infrastructure that would exacerbate fire risk or result in temporary or ongoing impacts to the environment. Utility infrastructure would be improved, and improvements are required to comply with the Fire Code, which stipulates the standards for fire hydrants, water pressure, etc. No impact would occur.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

No Impact. According to the County public GIS-Net database, and CAL FIRE's FHSZ Viewer, the Project site is not located in a very high fire hazard area (County 2024a, CAL FIRE 2024). Further, the site does not currently and will not in the future include landscape features that exacerbate fire risks or make the site or adjacent areas more susceptible to wildfire. The Project would include drainage changes, but these would not increase the site's susceptibility to wildfire-related erosion, landslides, and runoff that put people or structures at risk. The Project would occur within an existing urban area, would be constructed following municipal fire

code standards, and not only contains extremely limited quantities of flammable material but is located adjacent to the Pacific Ocean. Therefore, the Project would have no impacts with respect to exposing people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of wildfire, specifically from post-fire runoff, post-fire slope instability, or drainage changes. No impact would occur.

e) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

No Impact. According to the County public GIS-Net database, and CAL FIRE's FHSZ Viewer, the Project site is not located in a high fire hazard area (County 2024a, CAL FIRE 2024). It would provide improvements to existing pedestrian infrastructure and landscaping. The Project does not propose the construction of habitable structures. Therefore, it would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. No impact would occur.

21. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

Less Than Significant Impact with Mitigation Incorporated. The Project site is currently developed as a recreational open space within an urban area and contains limited habitat for listed, protected, sensitive habitat or special status species, which would be avoided with incorporation of proposed mitigation measures BIO 1-3. The Project would not affect any known archaeological, tribal cultural, or paleontological resources. With required compliance with the County's policies and regulatory codes for discovery of archaeological resources, as detailed in Mitigation Measures CR-1 and CR-2, the Project would not eliminate important examples of the major periods of California history or prehistory. A less than significant impact with mitigation incorporated would occur.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐

Less Than Significant Impact. State CEQA Guidelines Section 15130 requires a discussion of the cumulative impacts of a project when the project's incremental effect is "cumulatively considerable," meaning that the project's incremental effects are considerable when viewed in connection with the effects of past, current, and probable future projects. According to the City of Redondo Beach Community Development Department (Redondo Beach 2024c), and the Los Angeles County Department of Beaches and Harbors there were no recent past, current, or probably future projects identified within one-half mile of the Project site. Although none were identified, potential cumulative projects that could be constructed in the vicinity of the Project would be required to comply with existing applicable federal, state, and local regulations, thus potentially minimizing impacts to a degree.

As discussed in response to 2. B), the Project would not create additional long-term emissions of criterial pollutants and precursors, since the Project would not add vehicle trips, increase park patronage, or change/ intensify land uses. Therefore, the Project's operational activities would not result in a cumulatively considerable increase of criterial pollutants that would violate any air quality standard or contribute substantially to an existing or projected air quality violation. Similarly, the Project would have a less than significant impact in relation to GHG, which is inherently discussed in terms of cumulative impacts.

The Project would have no cumulatively considerable impacts.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Less Than Significant Impact with Mitigation Incorporated. The Project would not consist of any uses or activities that would negatively affect any persons in the vicinity. All resource topics have been analyzed in accordance with CEQA and found to pose no impact, less than significant impact, or less-than-significant impact with mitigation incorporated. A less than significant impact with mitigation incorporated would occur.

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Appendix A
Design Plans

Appendix B
Air Quality and Greenhouse Gas Report

Appendix C
Biological Resources Assessment

Appendix D
Beach Bluffs Restoration Project Master Plan

Appendix E
Geotechnical Report

Administrative Report

J.2., **File #** PC26-0368 **Meeting Date:** 3/19/2026

To: **PLANNING COMMISSION**

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR AND SEAN SCULLY, PLANNING MANAGER

TITLE

A PUBLIC HEARING BEFORE THE PLANNING COMMISSION TO CONSIDER A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AN ADDENDUM TO THE CERTIFIED "REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR", CONCERNING THE UPDATE OF THE CITY'S HOUSING ELEMENT (MARCH 2026 - "EXHIBIT A"), AND ADOPT PROPOSED AMENDMENTS TO THE CITY'S CERTIFIED 2021-2029 (6TH CYCLE) HOUSING ELEMENT ("EXHIBIT B") AND ASSOCIATED AMENDMENTS TO THE DRAFT LAND USE ELEMENT ("EXHIBIT C") AND SUBDIVISION ("EXHIBIT D") AND ZONING ORDINANCES ("EXHIBIT E") REQUIRED FOR CONSISTENCY THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE DISTRICTS (65 TO 80 DU/AC).

RECOMMENDATION

1. Open the public hearing and receive all testimony and written materials regarding the proposed amendments;
2. Accept testimony from staff and the public and deliberate on the proposed amendments;
3. Close the public hearing; and
4. Adopt the attached Resolution recommending that the City Council:
    - Adopt the proposed updates to the City of Redondo Beach **2021-2029 Housing Element;**
    - Adopt amendments to the **Draft Land Use Element** of the General Plan for implementation of and consistency with the Housing Element updates;
    - Adopt amendments to **Title 10 Chapter 1 (Subdivisions) and Title 10 Chapter 2 (Zoning and Land Use)** of the Redondo Beach Municipal Code for implementation of and consistency with the Housing Element updates; and
    - Adopt the associated **CEQA findings (Addendum to the Certified Final Program Environmental Impact Report for the Housing Element Update).**

EXECUTIVE SUMMARY

The City of Redondo Beach adopted its 6th Cycle 2021-2029 Housing Element, which identifies policies, programs, and sites to accommodate the City's Regional Housing Needs Allocation (RHNA)

obligations on July 5, 2022. The State Department of Housing and Community Development (HCD) certified the City's Housing Element in their letter dated September 1, 2022.

Since adoption/certification, the city has continued implementing Housing Element programs, including zoning amendments, updates to development standards, and monitoring of housing project activity. In furtherance of the City's implementation of its strategy for meeting its Regional Housing Needs Assessment (RHNA), and in response to a recent court decision impacting the City's Housing Element, the City is proposing an amendment to the adopted Housing Element that replaces the program for "overlay" zoning standards on the City's identified "housing sites," required to meet the City's RHNA, with High Density Multi-Family Residential (65 du/ac) and Mixed Use zoning designations (65 du/ac to 80 du/ac) that require future redevelopment of the identified "housing sites" to include a minimum of 50% of the floor area be developed as residential.

As a result of the proposed amendments to the City's Housing Element, additional amendments to the Draft Land Use Element, Zoning Ordinance, and Subdivision Ordinance are required in order to implement and make consistent the replacement of the "overlay" designations/zoning with proposed Housing Element updates.

In summary, the proposed amendments to the Housing Element, Draft Land Use Element, and Zoning/Subdivision Ordinances serve the following purposes:

- Clarify zoning regulations associated with Housing Element sites
    - Replacing the "overlay" zoning standards with high density residential and mixed-use standards that require future development to include 50% of the Floor Area Ratio (FAR) to be residential
    - Removal of the North Tech "housing site" from the City's housing sites inventory reducing the number of "housing sites" from six to five
    - Increase the maximum density from 55 du/ac to 65 du/ac at four out of the five remaining housing site, and 80 du/ac at the South Bay Marketplace.
- Establish development standards for new high-density residential and mixed-use zones
- Update administrative and subdivision procedures for Housing Element projects
- Update Housing Element sites inventory information and project status section of the Housing Element
- Ensure consistency between the Housing Element and the Draft Land Use Element of the General Plan with the City's Zoning and Subdivision Ordinances

Collectively, these amendments are intended to support the City's ability to facilitate housing production, ensure capacity for accommodating the City's RHNA, implement Housing Element programs, and ensure that the General Plan and Municipal Code remain internally consistent.

All the proposed amendments to the Housing Element have been reviewed and conceptually approved by State HCD. A confirmation letter from State HCD is expected soon, but not available as of the time of issuance of this Administrative Report.

The BACKGROUND section of this Administrative Report presents a summary of the proposed amendments to the Housing Element, Draft Land Use Element, and Zoning/Subdivision Ordinances. Attached to this Administrative Report is the proposed Planning Commission Resolution that includes

attached “Exhibits” that detail the proposed amendments to each document shown in “track changes”.

BACKGROUND

Housing Element Update - Summary

The revisions to the Housing Element fall into the following general categories:

Clarification of Housing Sites Zoning Strategy

The most significant revision to the Housing Element involves clarification of the City’s strategy for facilitating housing development on the “Housing Sites” identified to meet the City’s RHNA allocation.

The adopted Housing Element originally included a program that relied on “Residential Overlay” zoning standards applied to these sites to facilitate residential development.

Based on discussions with HCD, the city is proposing to modify this approach by replacing the overlay zoning framework with specific zoning designations that directly permit and require a certain amount of residential development at higher densities on future projects.

These proposed General Plan land use designations include:

- Very High Density Multi-Family Residential (RVH)
  - 20 - 65 du/ac
  - Applies to the southern portion of the “Kingsdale” housing site; the “South of the Transit Center” housing site; and the “190th Street” housing site
- Mixed Use Housing Required (MU-H)
  - Residential only: Max FAR 1.0
  - Commercial and Residential: Max FAR 1.5
  - 50% of total floor area must be for residential use
  - 20 - 65 du/ac
  - Applies to the “FedEx” housing site
- Mixed Use Transit Center Housing Required (MU-TCH)
  - Max FAR 1.5
  - 50% of total floor area must be for residential use
  - 20 - 80 du/ac
  - Applies to the “South Bay Marketplace” housing site

These designations are intended to provide greater certainty regarding allowable development standards and to ensure that housing development remains the primary use of the identified sites, while allowing for compatible commercial uses that support neighborhood services and walkable development patterns. Higher densities are proposed to offset the elimination of the North Tech housing site and provide the city with an additional buffer. Corresponding amendments have been made to the updated Draft Land Use Element and the zoning/subdivision ordinances, which are included as attachments to the Planning Commission Resolution which is attached to this report.

Updates to Housing Development "Pipeline"

The revised Housing Element includes updated information regarding housing projects currently under review, approved, or under construction within the city.

These updates reflect:

- Recently submitted development applications
  - 2819 182nd Street (163 unit proposed with 27 affordable to lower income)
- Projects that have received planning approvals
  - 401 S PCH (AB 2011)
- Projects currently under construction
  - 122 N PCH
- Changes to the number of units expected to be delivered during the Housing Element planning period

These updates ensure that the Housing Element reflects the most current housing development activity within the city.

Technical Edits and Clarifications

Additional minor revisions were made throughout the document to improve clarity and ensure consistency with State Housing Element requirements.

These revisions include:

- Clarification of program implementation timelines
- Minor corrections to tables and site inventories
- Updates to development assumptions for Housing Element sites
- Clarification of zoning descriptions and development standards
- Minor editorial revisions for clarity and readability

These changes are technical in nature and do not change the fundamental policy direction of the adopted Housing Element.

HCD Coordination and Public Review Process

This draft Housing Element Update was initially released for a seven-day public review period from January 6, 2026 to January 13, 2026.

All public comments received during this period were transmitted to HCD along with the draft Housing Element update. All comments received are attached.

Following receipt of HCD's initial review comments, the city prepared a revised draft Housing Element incorporating minor revisions and clarifications.

To provide additional opportunity for public participation, the city initiated a second seven-day public review period beginning February 13, 2026 and ending February 20, 2026.

All the proposed amendments to the Housing Element have been reviewed and approved by HCD. Attached is HCD's "substantial compliance" letter dated March 13, 2026. Per HCD,

> "This draft amendment does not impact the September 1, 2022 finding of substantial compliance. The element will continue to comply with State Housing Element Law once rezoning has been completed to meet all statutory requirements and the draft amendment has been adopted, submitted, and reviewed by HCD pursuant to Government Code section 65585."

Zoning and Subdivision Ordinance Amendments - Summary

Zoning Code Amendments (RBMC Title 10 Chapter 2)

As a result of the proposed Housing Element and Land Use Element updates, state law requires that the city's Zoning and Subdivision Ordinances be amended to reflect, implement, and be consistent with the proposed updates of these policy documents.

Below is a summary of each of the proposed zoning designations and their respective development standards which implement and are consistent with the proposed land use designations identified above.

Consistent with the Housing Element and Land Use Element updates, these new zoning designations replace the "Affordable Housing Overlay" zoning category in favor of either high density residential or high-density mixed use. It's important to note that although the density for proposed land use and zoning designations is higher for each of the "housing sites", the development standards such as stories and height are the same or very similar to the development standards for the existing "Affordable Housing Overlay" zones applied to each of the "housing sites".

- RH-4 (Very High Density Multiple-Family Residential Zone): Minimum 20 du/ac and up to 65 du/ac
    - Southern portion of the "Kingsdale" housing site
    - "South of the Transit Center" housing site
    - "190th Street" housing site
    - Consistent General Plan land use designation - RVH (Residential Very High)
    - Development Standards:
        - Density: 65 du/ac
        - Height: 45'
        - Stories: 4
        - Setbacks: Front 10'; Side 5' (increases to 15' on lots with greater than 150'); Rear 15'; Second, Third, and Fourth Story (increase setbacks from street)
        - Outdoor Living Space: 200 sf per unit
- **MU-H (Mixed-Use Zone)**: Minimum 20 du/ac and up to 65 du/ac and requires 50% of the total floor area to be designated for residential

  - Northern portion of the “Kingsdale” housing site
  - “FedEx” housing site
  - Consistent General Plan land use designation - MU-H (Mixed-Use Housing Required)
  - Development Standards
    - Density: 65 du/ac
    - FAR: 1.5
    - Height Residential Only: 45’
    - Height Mixed-Use: 55’
    - Stories Residential Only: 4
    - Stories Mixed-Use: 5
    - Setbacks: Front 10’; Street Side 10’; Interior Side and Rear 0’ (unless adjacent to residential then 20’); Second and Third Story (increase setbacks from street)
    - Outdoor Living Space: 200 sf per unit
    - Useable Public Open Space: 10% of FAR; Affordable Housing Projects can reduce to 5% of FAR
- **CR-H (Mixed-Use Zone)**: Minimum 20 du/ac and up to 80 du/ac and requires 50% of the total floor area to be designated for residential
  - “South Bay Marketplace” housing site
  - Consistent General Plan land use designation - MU-TCH (Mixed-Use Transit Center-Housing Required
  - Development Standards:
    - Density: 80 du/ac
    - FAR: 1.5
    - Height: 90’
    - Stories: 7
    - Setbacks (May be Modified by Administrative Design Review): Hawthorne Blvd 50’; 182nd Street 25’; Kingsdale Ave 20’; West 177th Street 12’; Internal Roadways 5’; Industrial Areas/Zoning 25’
    - Upper Floor Setbacks: Above three stories 5’ from lower floors above 5 stories and additional 5’
    - Outdoor Living Space: 200 sf per unit
    - Useable Public Open Space: 10% of FAR; Affordable Housing Projects can reduce to 5% of FAR

Attached to this Administrative Report is an exhibit that shows the existing and proposed General Plan land use and zoning designations at each of the “housing sites”.

Amendments have also been made to the city’s subdivision ordinance (RBMC Title 10, Chapter 1) replacing references to the overlay zone with these new designations.

ENVIRONMENTAL

The Planning Commission will consider recommending that the City Council adopt environmental findings pursuant to the California Environmental Quality Act (CEQA).

An “Addendum” to the certified Final Program EIR for the General Plan Update was completed for the proposed Housing Element updates and the associated amendments to the Land Use Element

and Zoning and Subdivision Ordinances and is attached to this Administrative Report.

As demonstrated in Section 3, Environmental Analysis, of the attached "Addendum", the modified project (Housing Element update and associated Land Use Element and Zoning and Subdivision ordinance amendments required for consistency and implementation) would not result in physical impacts that differ from the approved project evaluated in the certified PEIR, and it would not trigger the need for preparation of a subsequent or supplemental EIR under the criteria in CEQA Guidelines Sections 15162(a) and 15163(a). The modified project would not change the assumptions made under the certified PEIR.

CONCLUSION

The proposed amendments to the Housing Element, Draft Land Use Element, Zoning Code, and Subdivision Ordinance are necessary to implement Housing Element programs, ensure compliance with State housing law, ensure the city has housing capacity to accommodate its RNHA, and maintain internal consistency among the City's planning documents.

The amendments provide updated land use designations and policies, zoning designations and regulations, and administrative procedures that will facilitate housing production while maintaining the City's planning framework.

Staff recommends that the Planning Commission review the proposed amendments and recommend that the City Council adopt them.

ATTACHMENTS

1. Housing Sites Exhibits - Existing Proposed General Plan and Zoning
2. Planning Commission Resolution 2026-03-PCR-03
3. HCD "Substantial Compliance" Letter dated March 13, 2026
4. PC Resolution Exhibit A - Addendum HEU March 2026
5. PC Resolution Exhibit B - Housing Element Update - Track Changes
6. PC Resolution Exhibit C - Draft Land Use Element Update - Track Changes
7. PC Resolution Exhibit D - Proposed Amendments to Title 10 Chapter 1 (Subdivisions) - Track Changes
8. PC Resolution Exhibit E - Proposed Amendments to Title 10 Chapter 2 (Zoning and Land Use) - Track Changes



A. North Tech
Existing General Plan

C-4 Commercial -R: Residential Overlay



A. North Tech

Proposed General Plan

C-4 Comm **163** |



A. North Tech (55du/ac)
Existing Zoning

C-4 Affordable Housing Overlay (164)



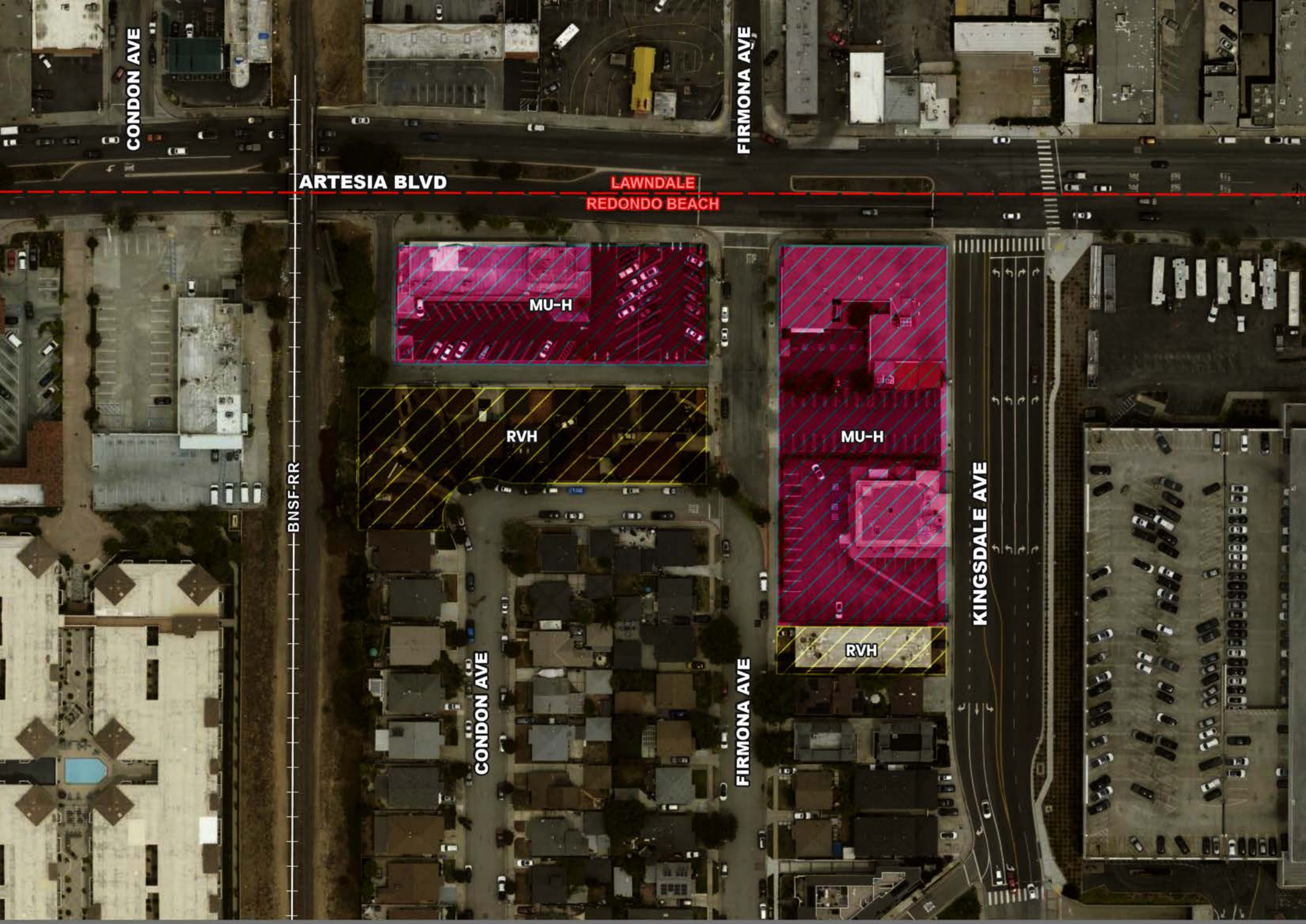
A. North Tech
Proposed Zoning

165



B. Kingsdale
Existing General Plan

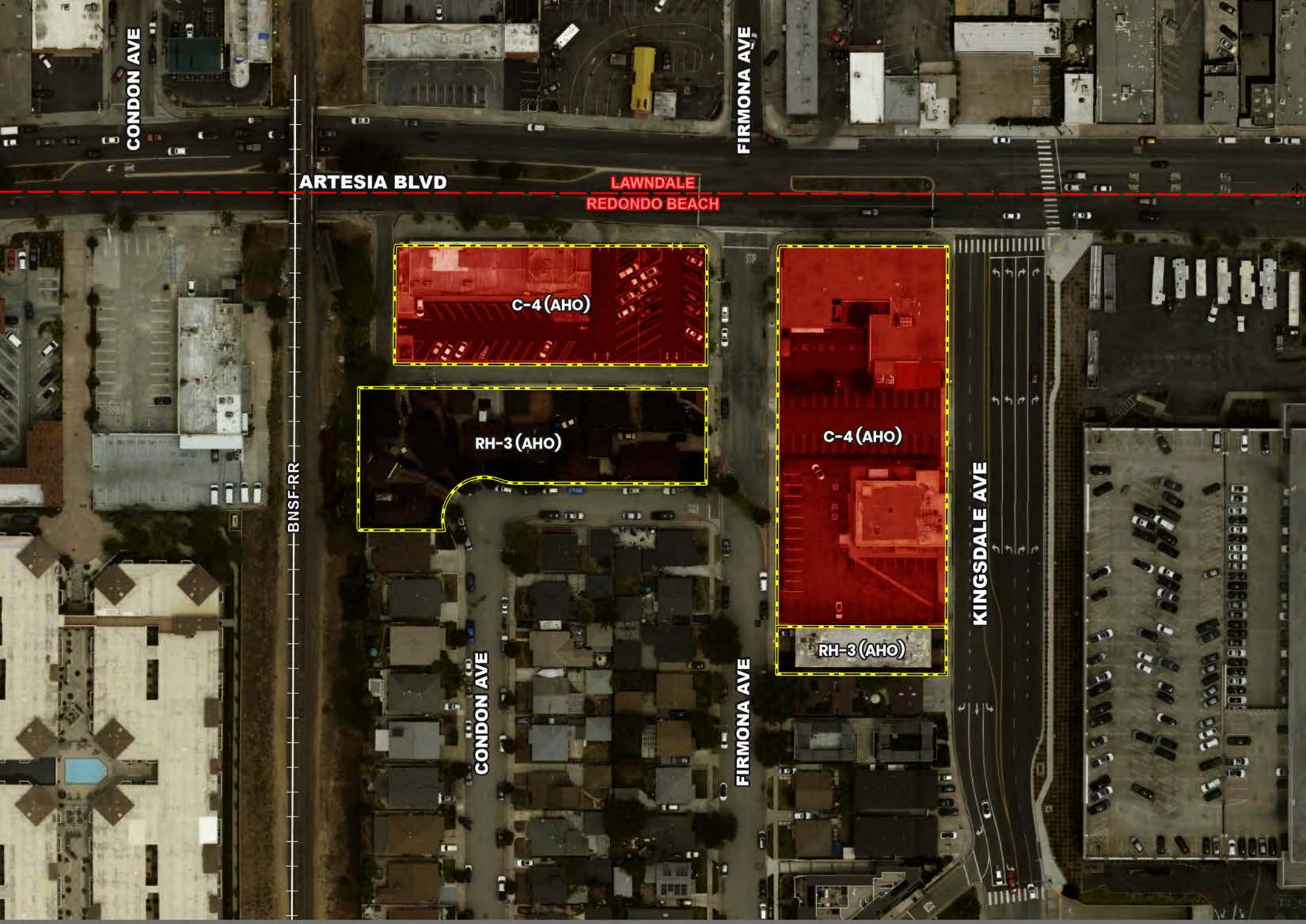
RH High Density Multi-Family Res. (30 du/ac)
C-4 Commercial
- R : Residential Overlay Area



B. Kingsdale
Proposed General Plan

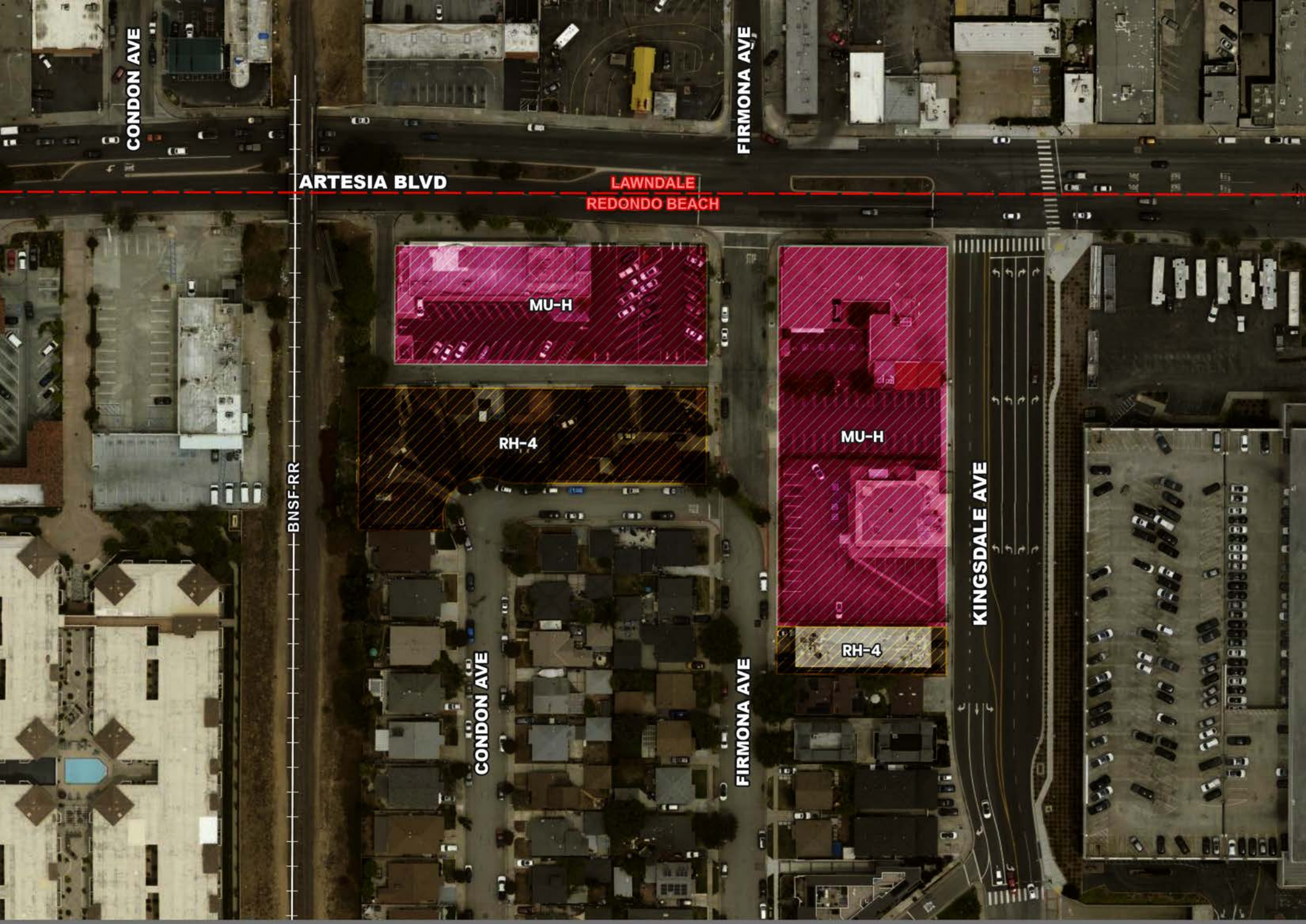
MU-H: Mixed-Use (Housing Req.) (20.0-65.0 du/ac; res only FAR 0-1.00; com/res FAR 0-1.50)

RVH: Very High Density Multi-Family Residential (20-65 du/ac)



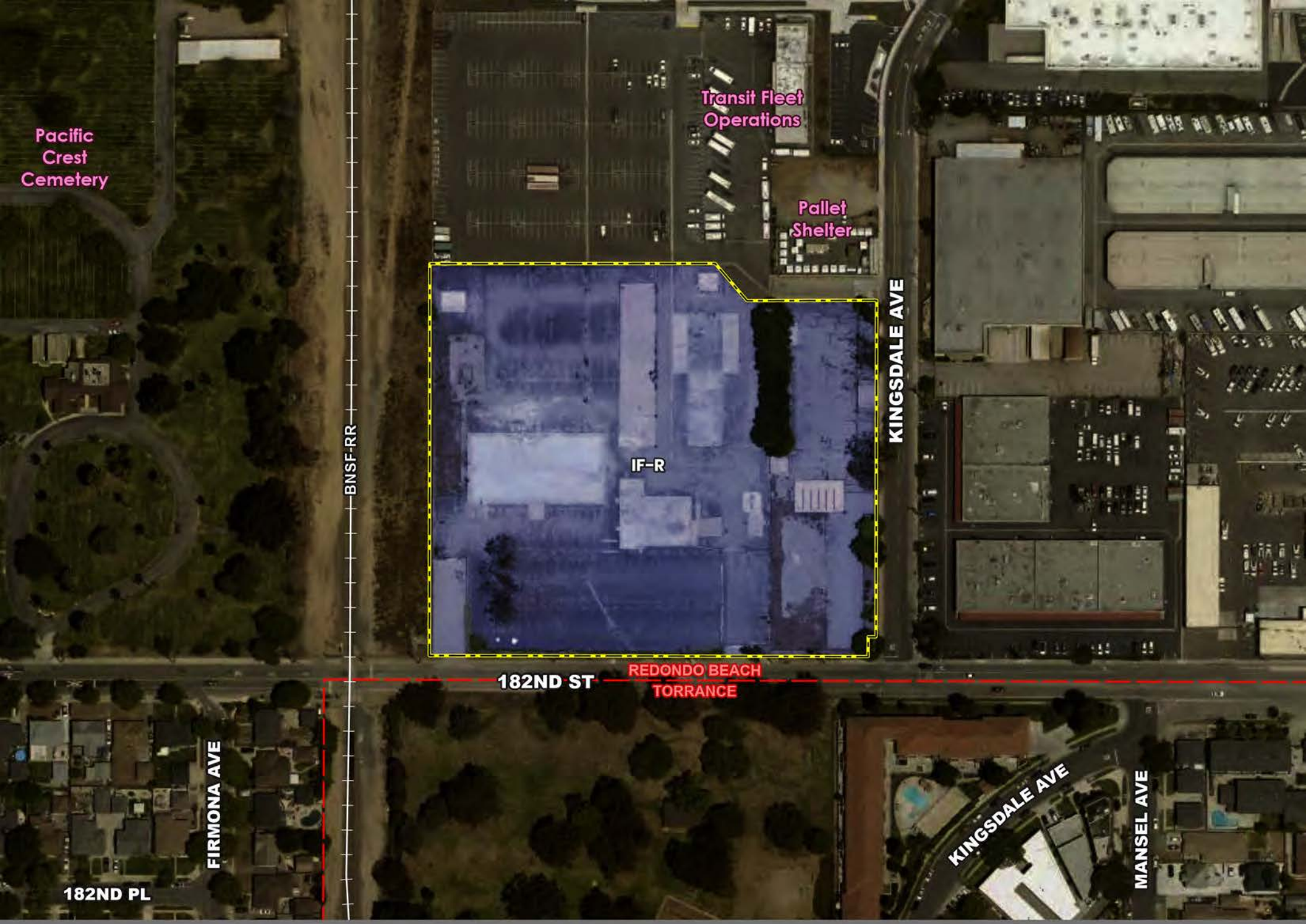
B. Kingsdale (55du/ac)
Existing Zoning

RH-3
Affordable Housing Overlay (AHO)
C-4



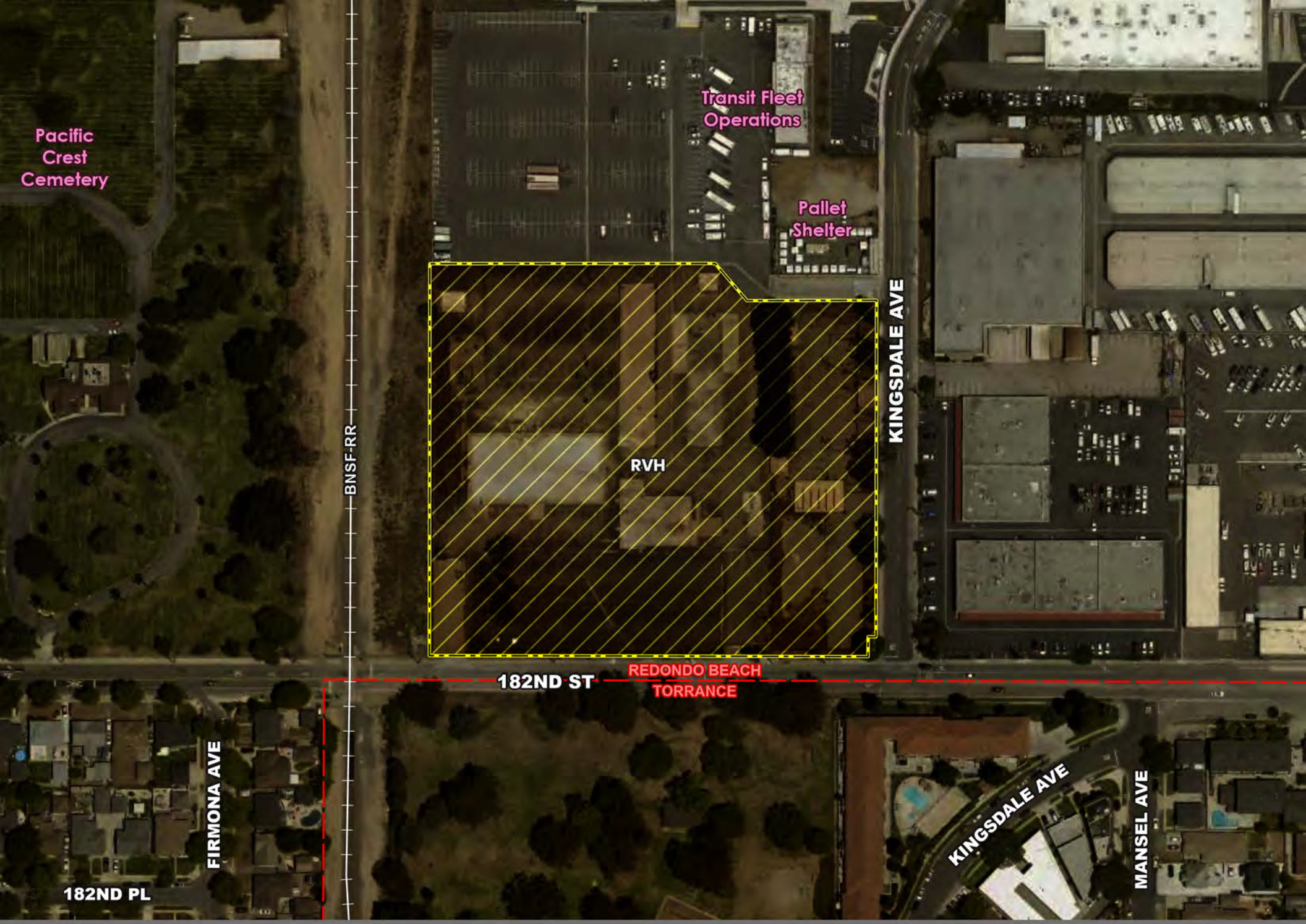
B. Kingsdale
Proposed Zoning

MU-H 169



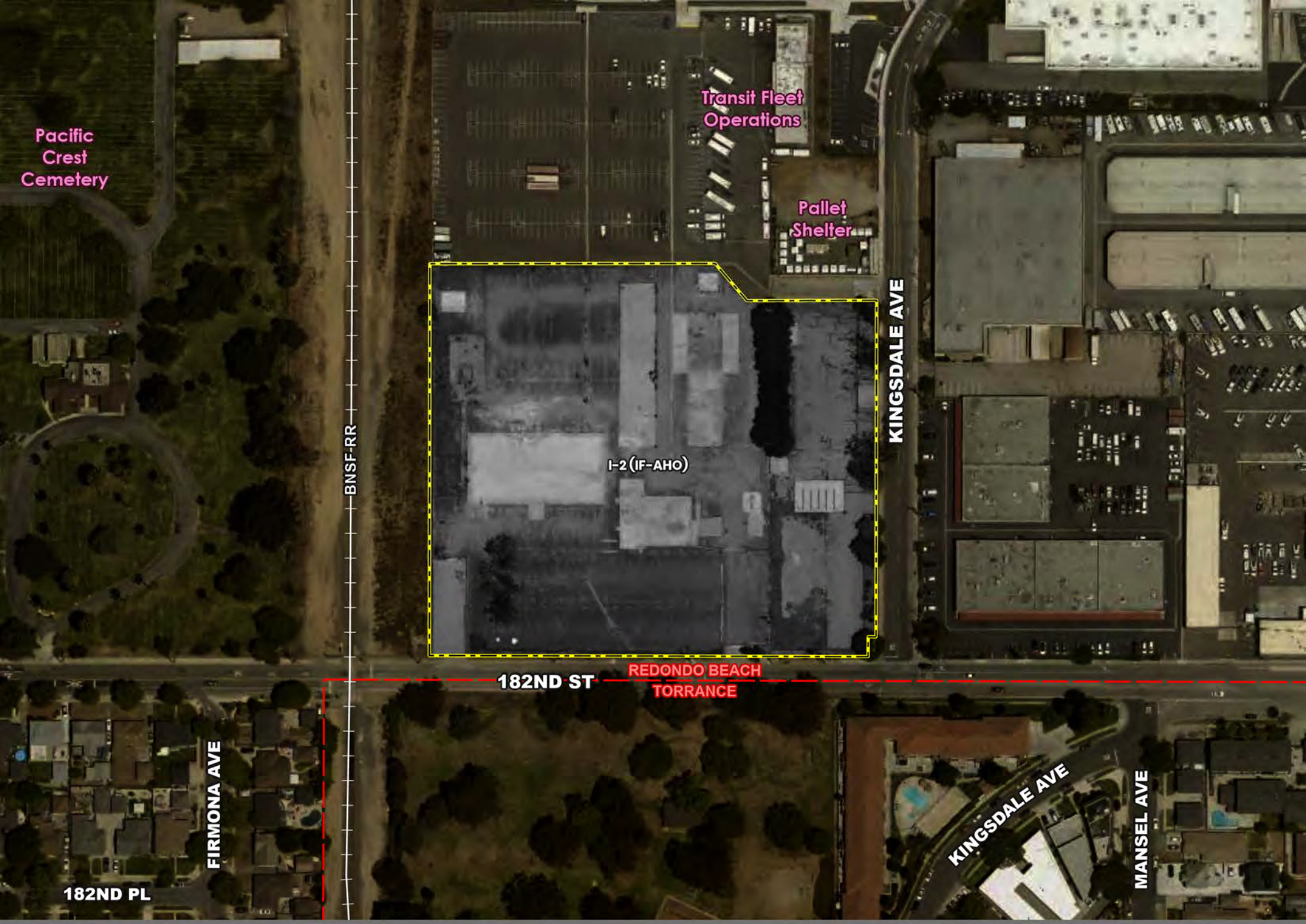
C. South of Transit Center (55du/ac)
Existing General Plan

IF -R: Residential Overlay



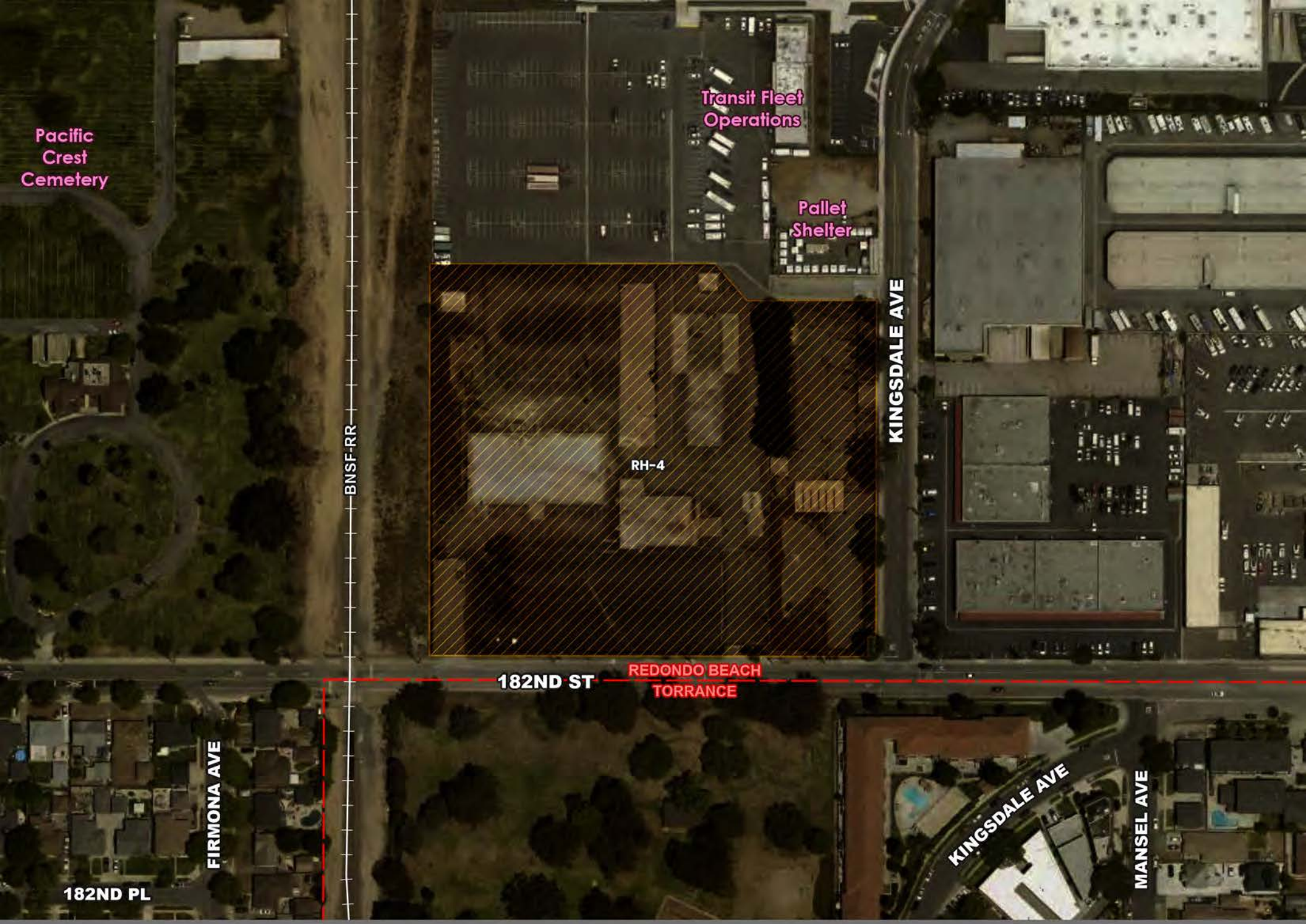
C. South of Transit Center
Proposed General Plan

RVH: Very High Density Multi-Family Residential (20-65 d



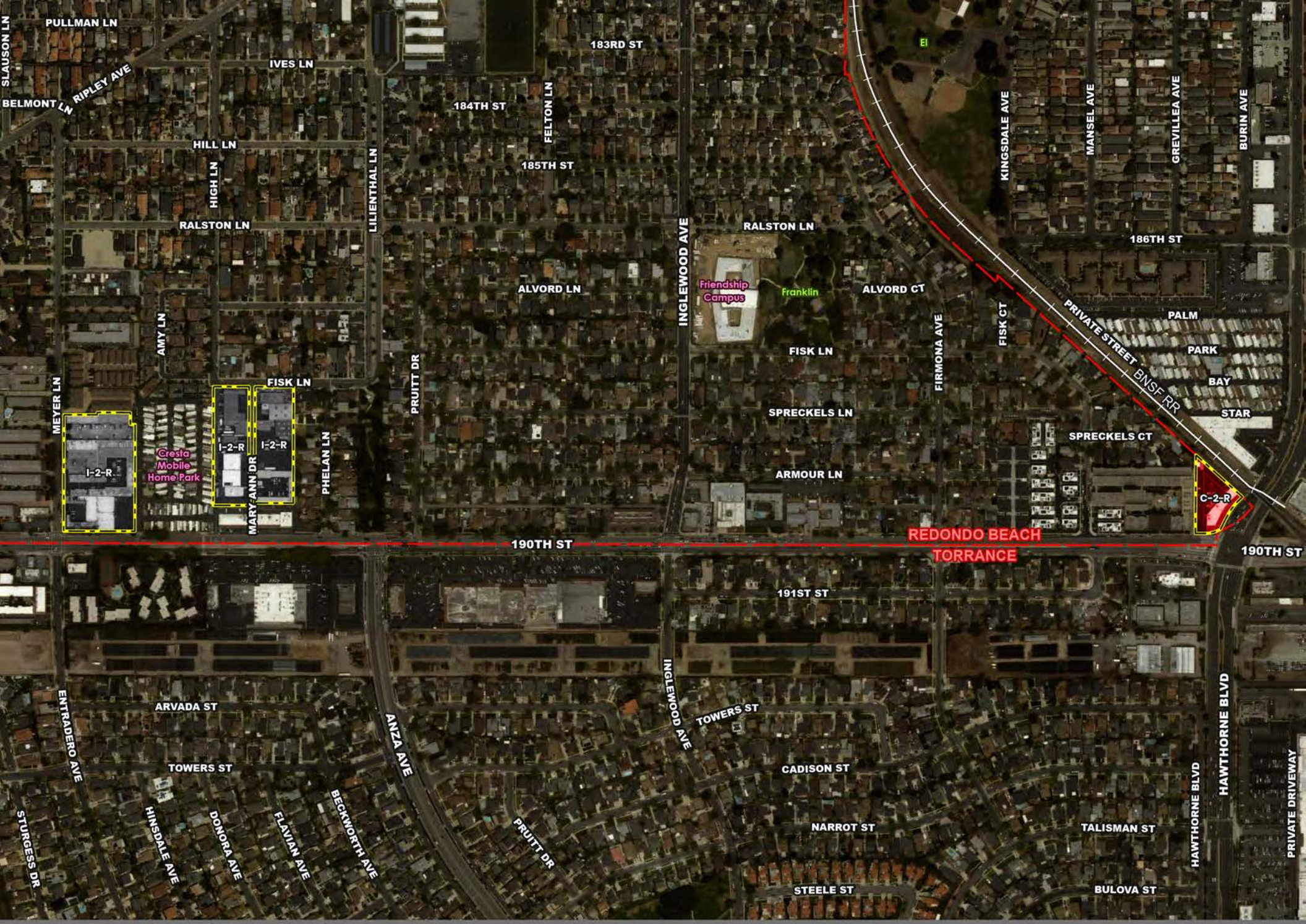
C. South of Transit Center (55du/ac)
Existing Zoning

I-2 Affordable Housing Overlay (172)



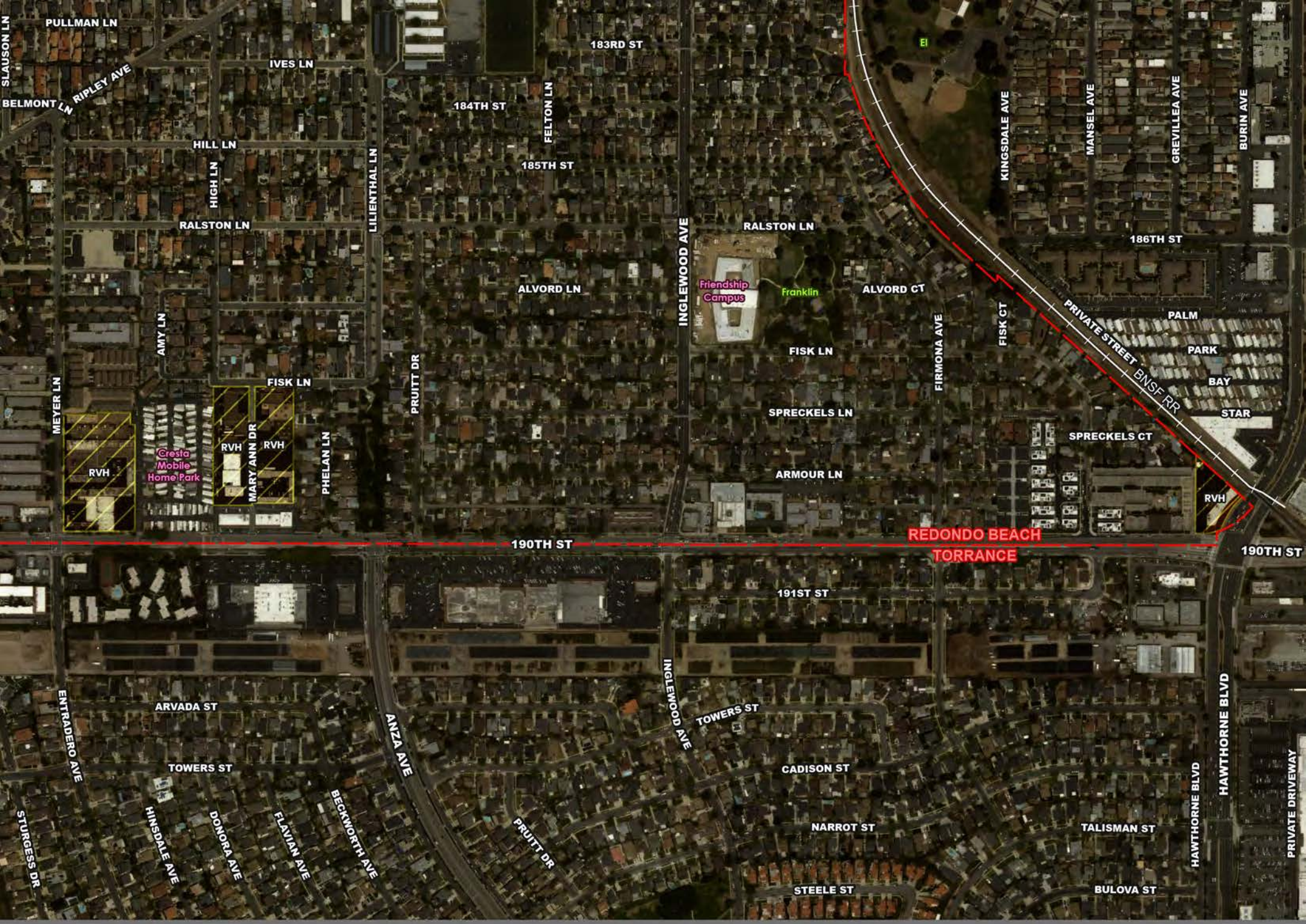
C. South of Transit Center
Proposed Zoning

173



D. 190th Street (55du/ac)
Existing General Plan

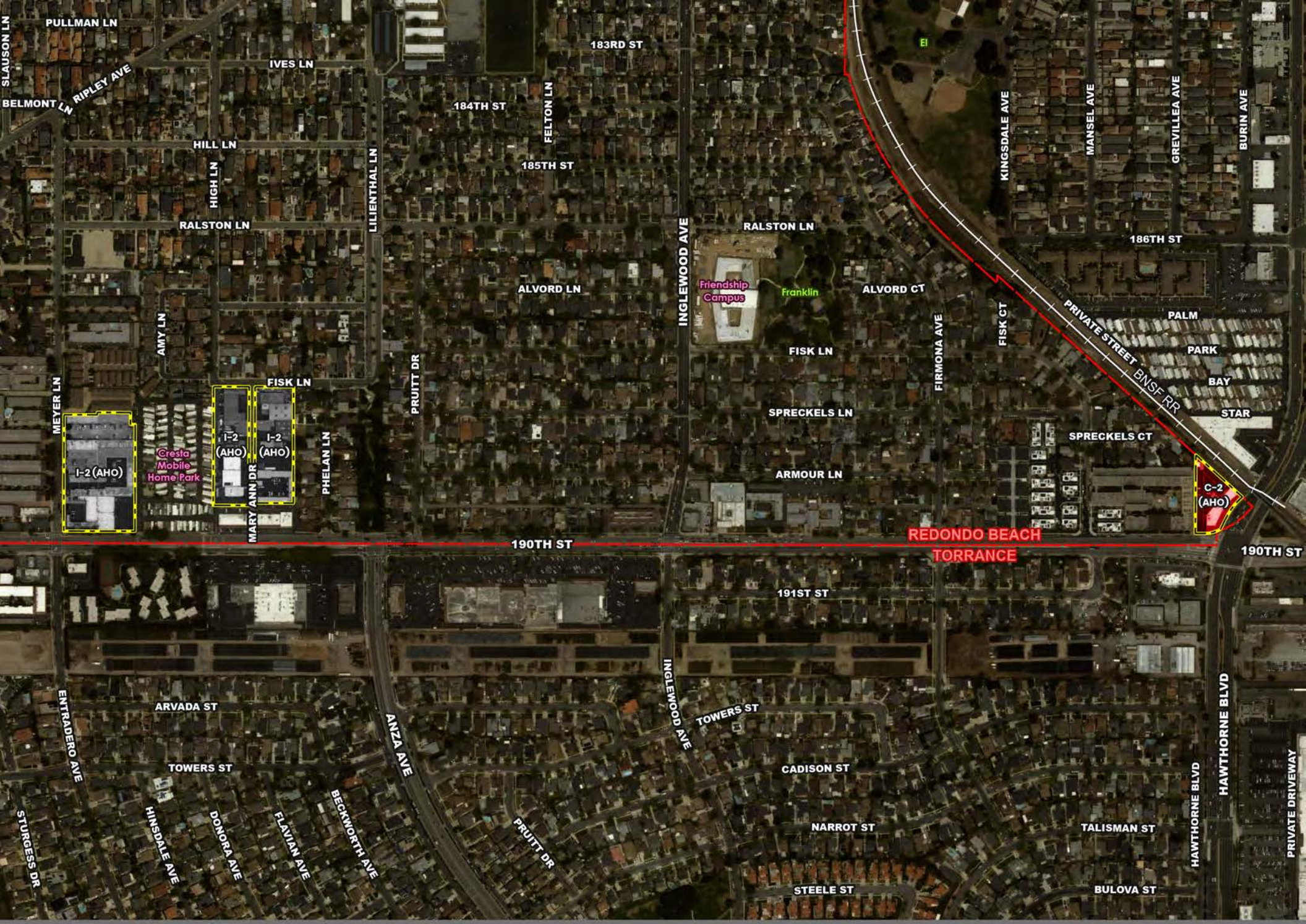
C-2 -R: Residential Overlay Area
I-2



D. 190th Street

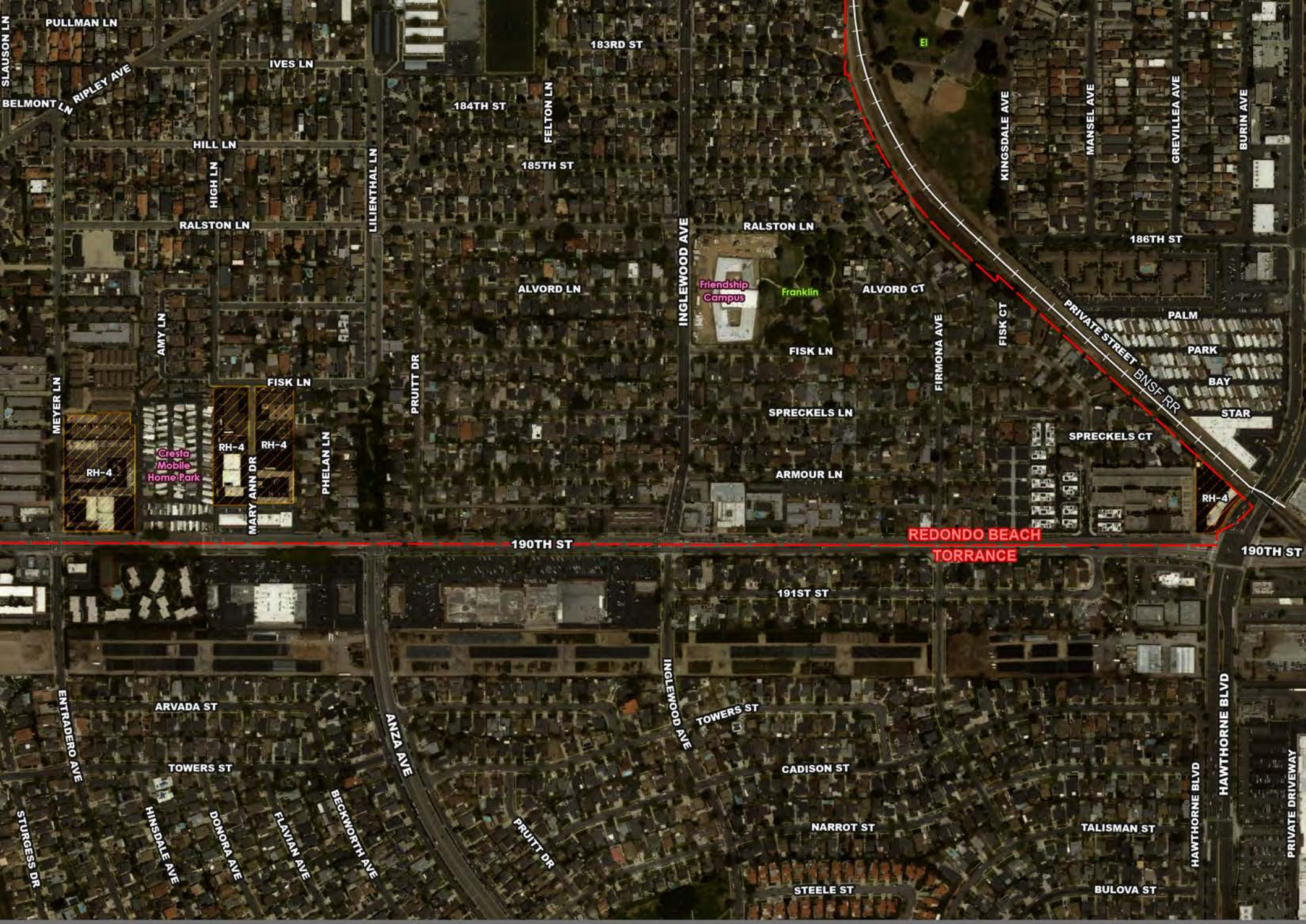
Proposed General Plan

RVH: Very High Density Multi-Family Residential (20-65 d **175**)



D. 190th Street (55du/ac)
Existing Zoning

C-2 Affordable Housing Overlay (AHO)
I-2



D. 190th Street

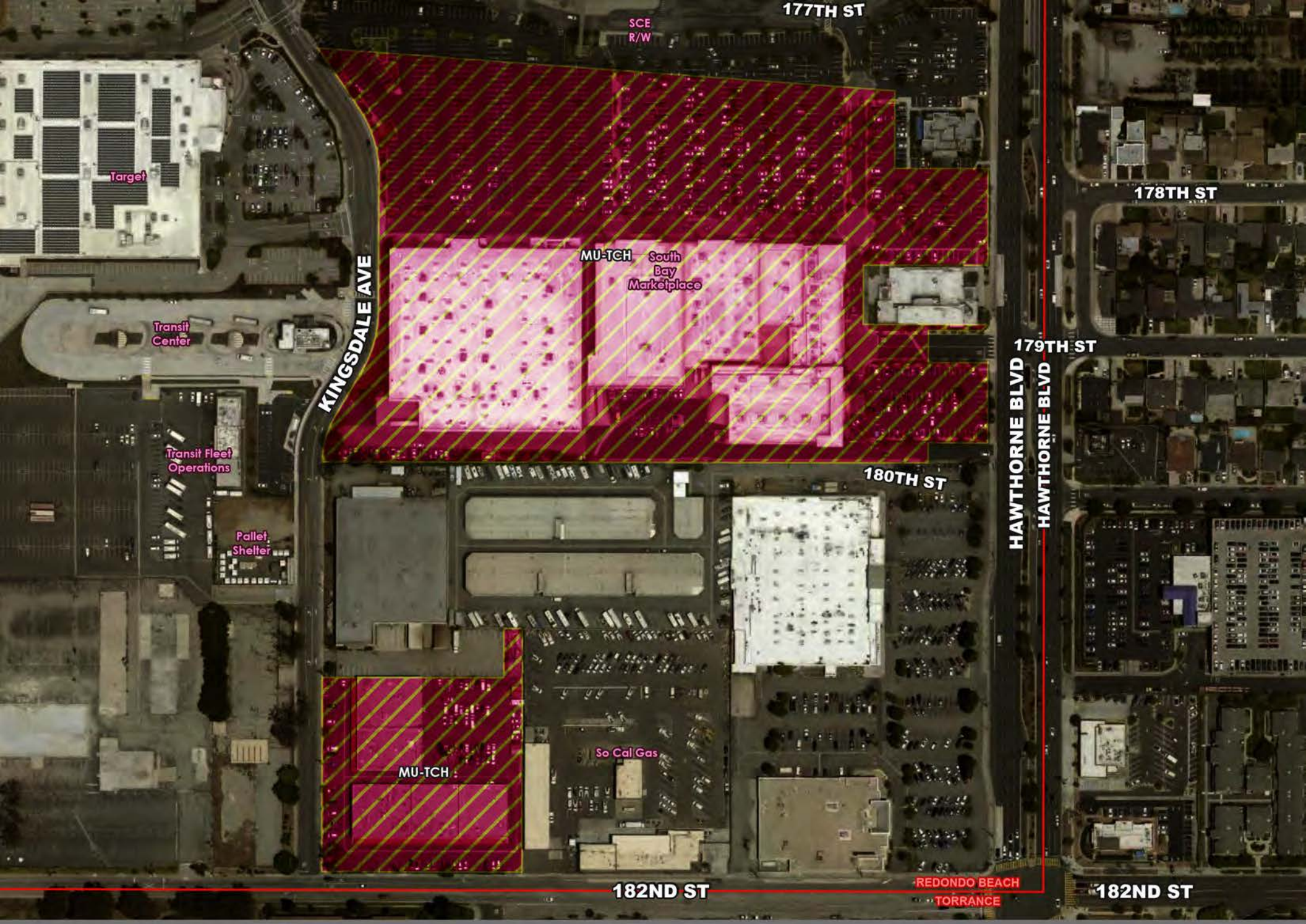
Proposed Zoning

177



E. South Bay Marketplace (55du/ac)
Existing General Plan

IF -R: Residential Overlay



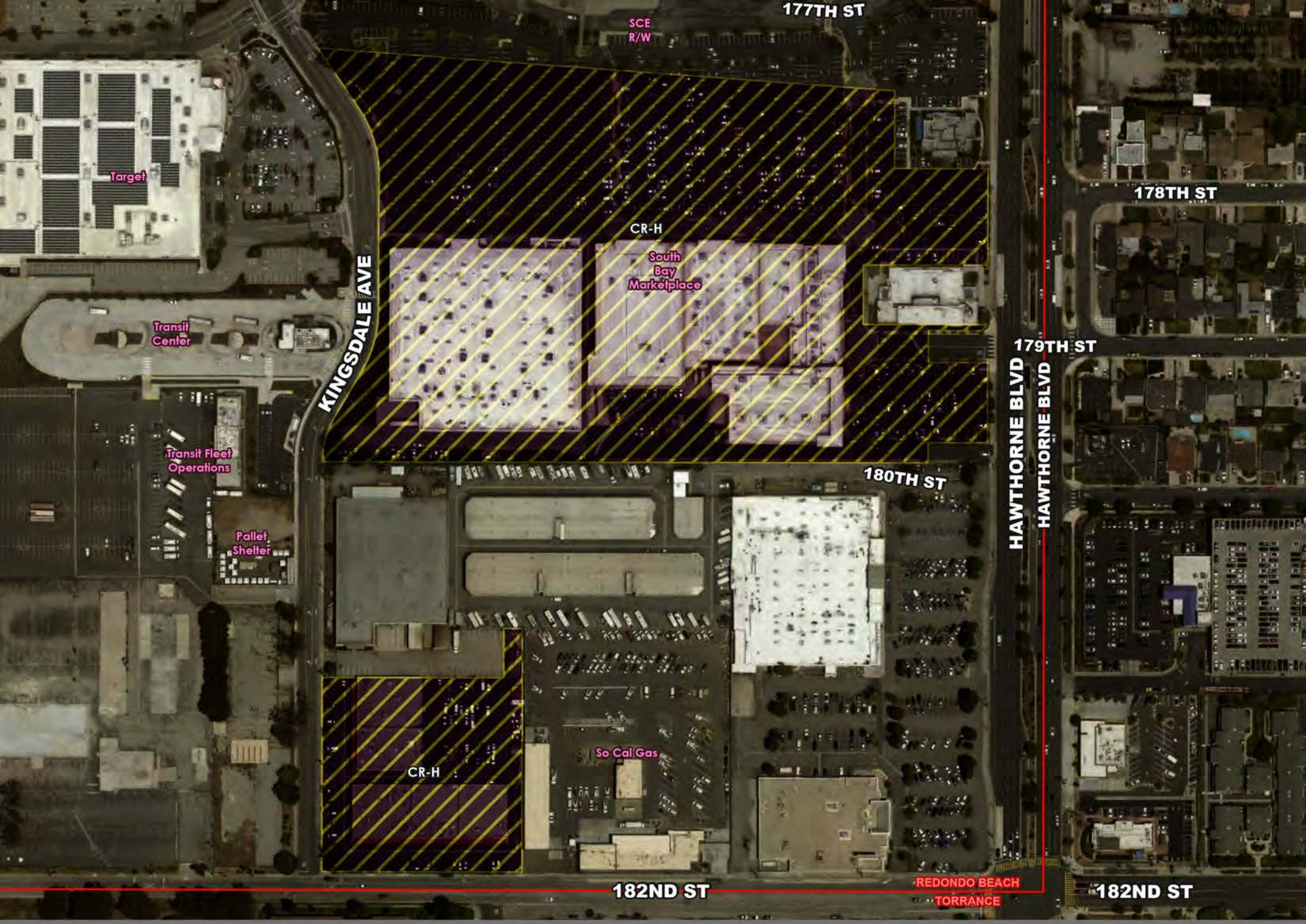
E. South Bay Marketplace
Proposed General Plan

MU-TCH: Mixed-Use Transit Center (Housing Req.) (20.0-80.0 du/ac; FAR C

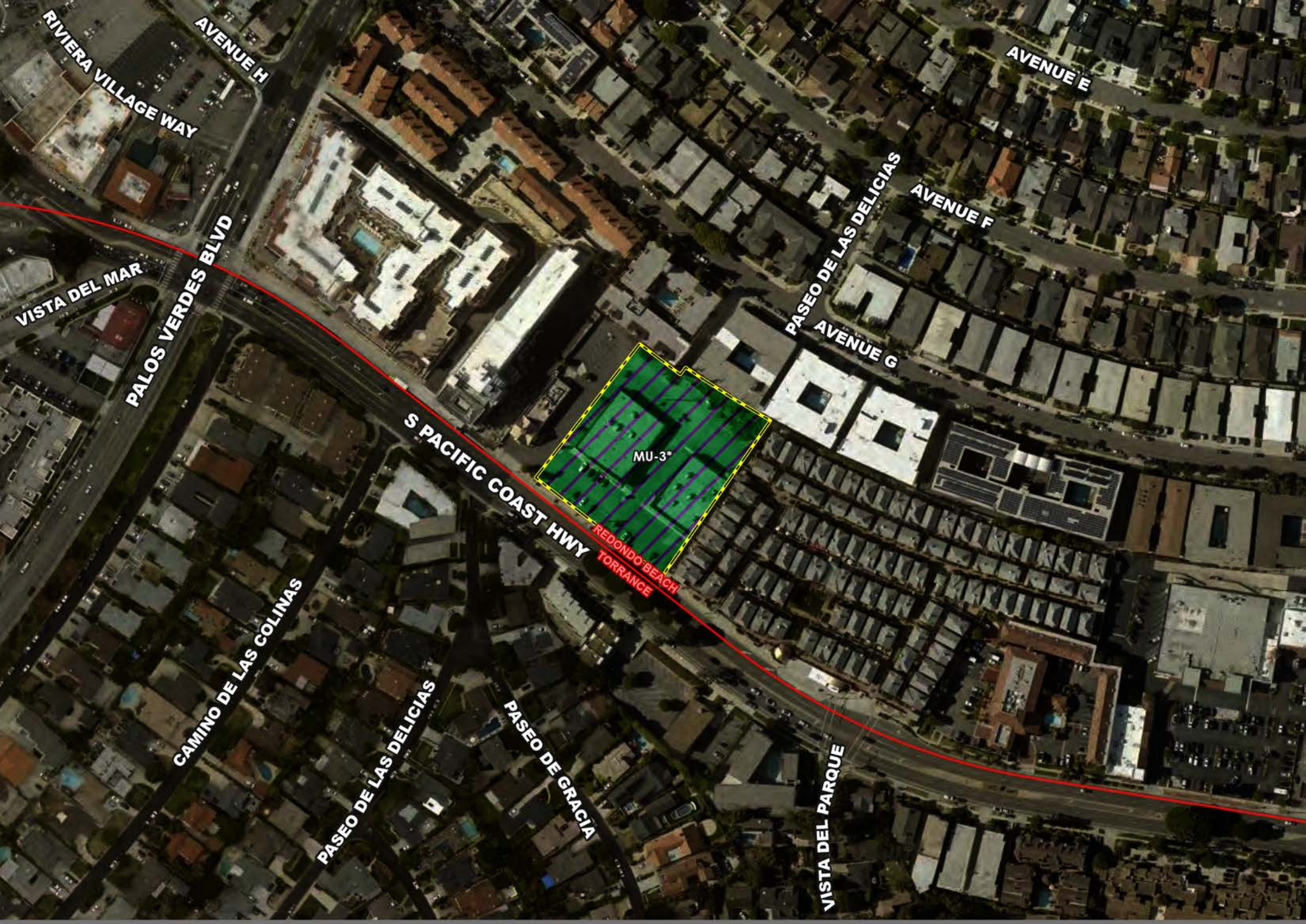


E. South Bay Marketplace (55du/ac)
Existing Zoning

CR
IC-1
Affordable Housing Overlay (AHO)

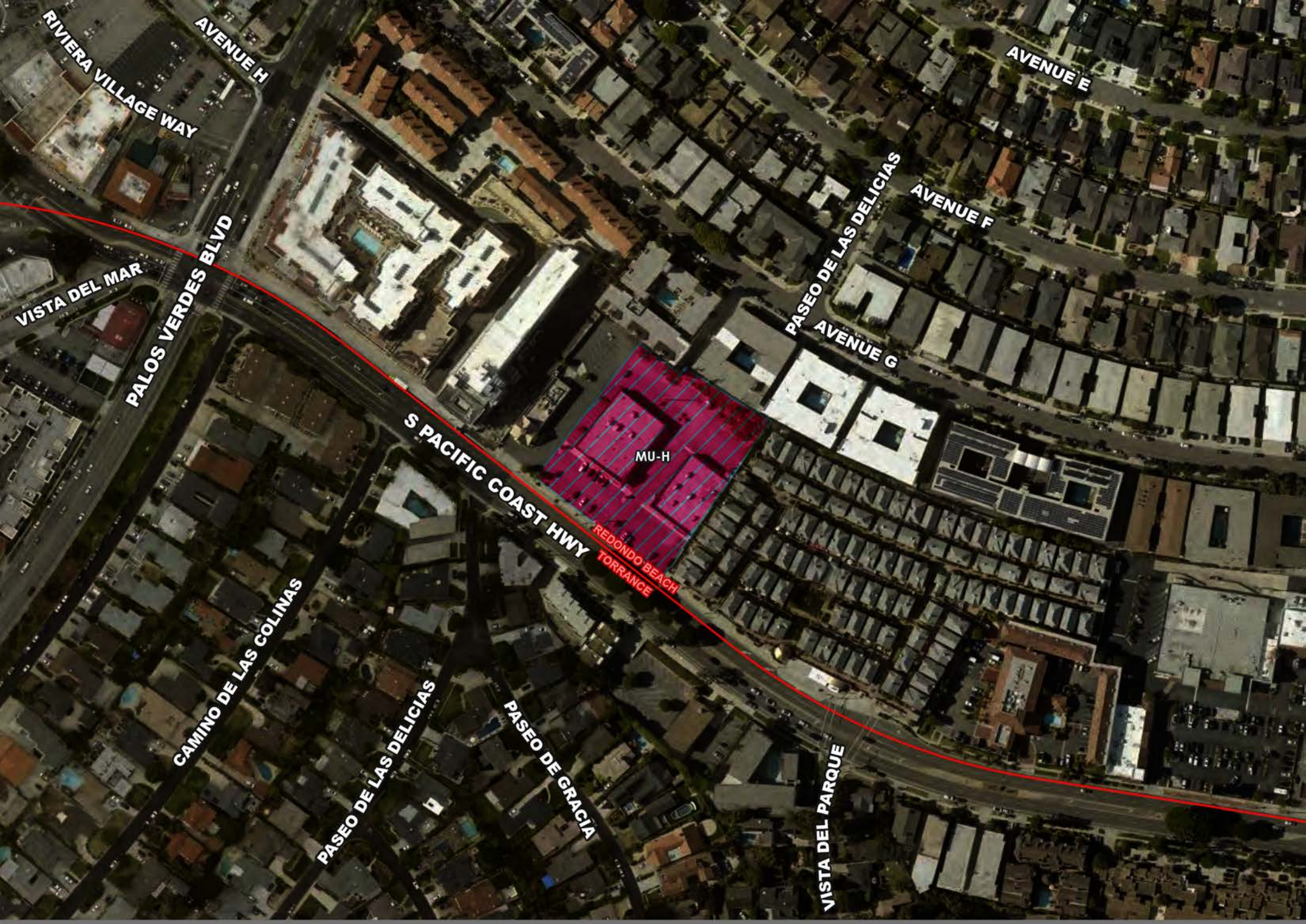


E. South Bay Marketplace
Proposed Zoning



F. FedEx (55du/ac)
Existing General Plan

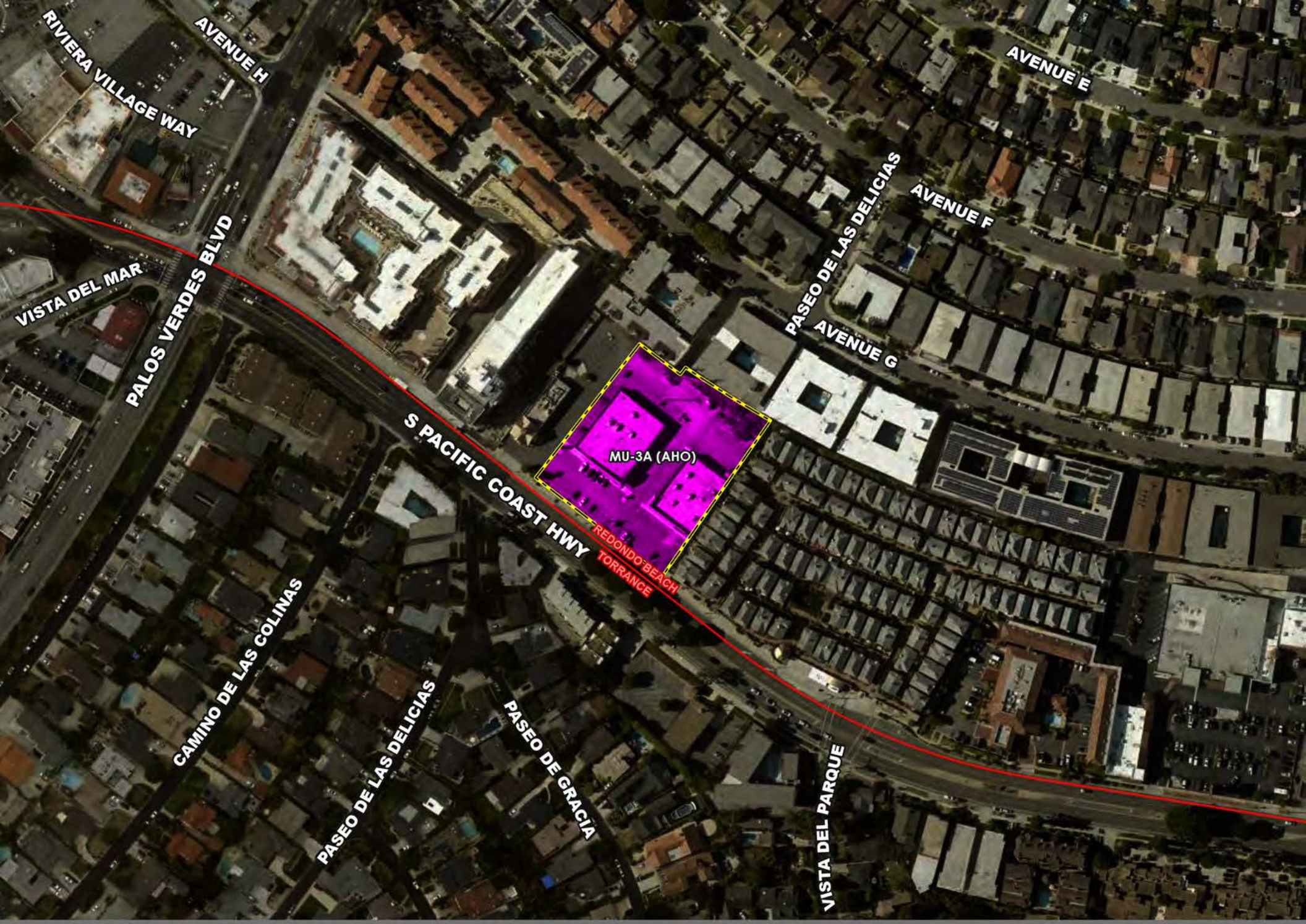
MU-3* Mixed Use -R: Residential Overlay



F. FedEx

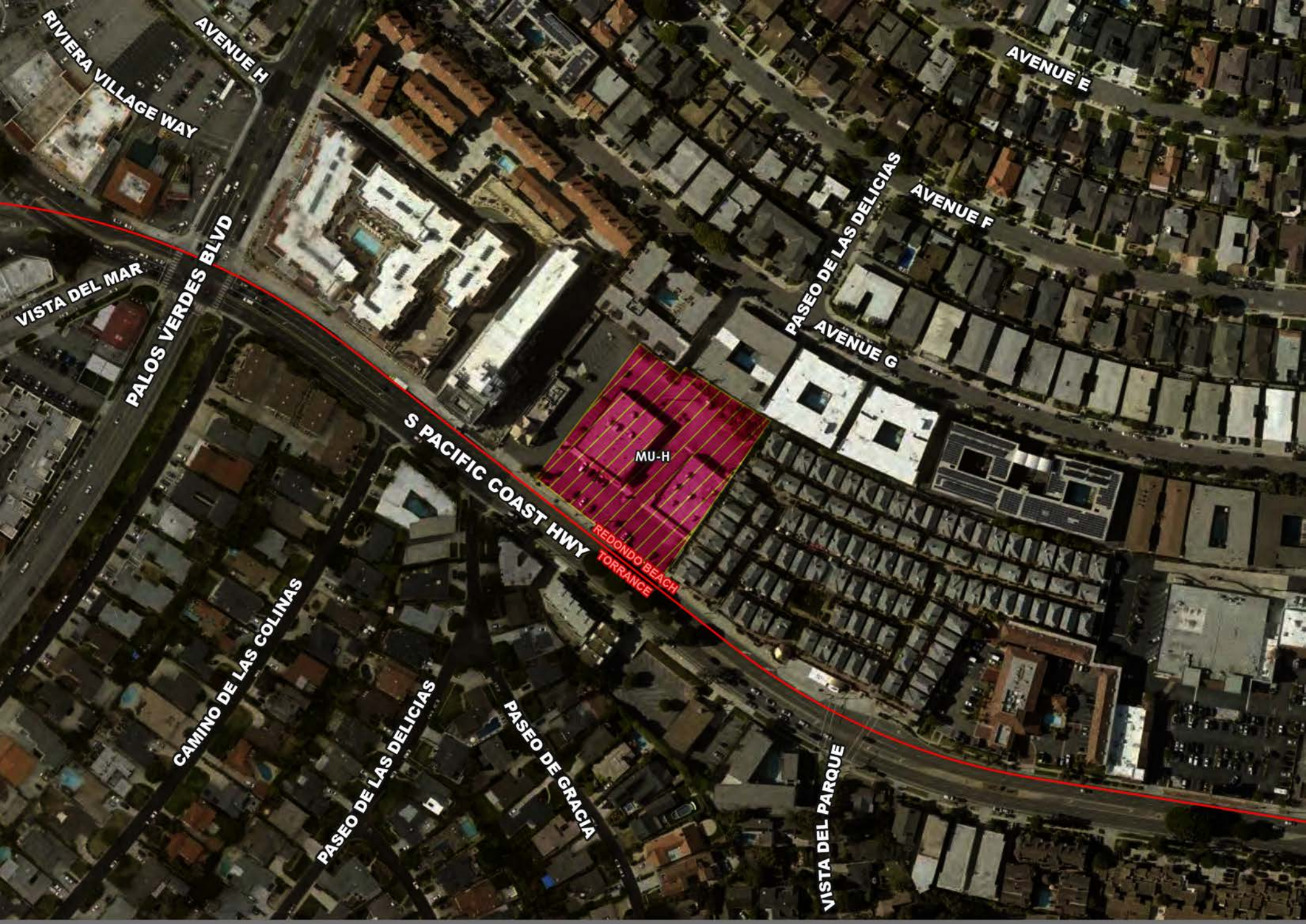
Proposed General Plan

MU-H: Mixed-Use (Housing Req.) (20.0-65.0 du/ac; res only FAR 0-1.00; com/res FAR C



F. FedEx (55du/ac)
Existing Zoning

MU-3A | Affordable Housing Overlay (184)



F. FedEx

Proposed Zoning

185 ft

RESOLUTION NO. 2026-03-PCR-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AN ADDENDUM TO THE CERTIFIED "REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR", CONCERNING THE UPDATE OF THE CITY'S HOUSING ELEMENT (MARCH 2026 – "EXHIBIT A"), AND ADOPT PROPOSED AMENDMENTS TO THE CITY'S CERTIFIED 2021–2029 (6TH CYCLE) HOUSING ELEMENT ("EXHIBIT B") AND ASSOCIATED AMENDMENTS TO THE DRAFT LAND USE ELEMENT ("EXHIBIT C") AND SUBDIVISION ("EXHIBIT D") AND ZONING ("EXHIBIT E") ORDINANCES REQUIRED FOR CONSISTENCY THAT REPLACE THE AFFORDABLE HOUSING OVERLAY DISTRICTS ON THE CITY'S IDENTIFIED "HOUSING SITES" WITH HIGH-DENSITY RESIDENTIAL (65 DU/AC) AND MIXED-USE DISTRICTS (65 TO 80 DU/AC).

WHEREAS, the State of California requires each city and county to adopt a Housing Element as part of its General Plan in accordance with California Government Code Section 65580 et seq., which establishes policies and programs to address the housing needs of all economic segments of the community; and

WHEREAS, the City of Redondo Beach adopted the 2021–2029 Housing Element (6th Cycle) on July 5, 2022, which identified policies, programs, and "housing sites" intended to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation for the planning period; and

WHEREAS, the State Department of Housing and Community Development (HCD) certified the City's Housing Element in their letter dated September 1, 2022; and

WHEREAS, following adoption and certification of the Housing Element, the city has continued implementing Housing Element programs, including zoning amendments, updates to development standards, and monitoring of housing project activity and the city has continued to work with the California Department of Housing and Community Development (HCD) to ensure that the Housing Element remains consistent with State Housing Element law and provides a feasible strategy for housing development; and

WHEREAS, in furtherance of the City's implementation of its strategy for meeting its Regional Housing Needs Assessment (RHNA), and in response to a recent court decision impacting the City's Housing Element, the City is proposing an amendment to the adopted Housing Element that replaces the program for "overlay" zoning standards on the City's identified "housing sites," required to meet the City's RHNA, with High Density Multi-Family Residential (65 du/ac) and Mixed Use zoning designations (65 du/ac

to 80 du/ac) that require future redevelopment of the identified “housing sites” to include a minimum of 50% of the floor area be developed as residential; and

WHEREAS, the City released the draft Housing Element amendment for a seven (7) day public review period from January 6, 2026 through January 13, 2026, and again from February 13, 2026 through February 20, 2026, and transmitted the draft Housing Element along with all public comments received during that review period to the California Department of Housing and Community Development (HCD) for review; and

WHEREAS, all the proposed amendments to the Housing Element have been reviewed and conceptually approved by State HCD and a confirmation letter from State HCD is expected soon, but not available as of the time of the Planning Commission’s duly noticed public hearing on this matter; and

WHEREAS, proposed amendments to the city’s Land Use Element, and Zoning and Subdivision Ordinances are also required in order to implement and be consistent with the Housing Element updates; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.), an “Addendum” to the certified program Final Environmental Impact Report for the General Plan Update has been prepared concerning the amendments to the Housing Element, Land Use Element and Zoning Ordinances to replace the affordable housing overlay districts on the city’s identified “housing sites” with high-density residential (65 du/ac) and mixed-use districts (65 to 80 du/ac) (March 2026); and

WHEREAS, on March 19, 2026 the Planning Commission held a duly noticed public hearing to consider the proposed updates to the Housing Element and associated updates to the city’s Land Use Element, and Zoning and Subdivision Ordinances required for consistency and to implement the City’s Housing Element updates, take testimony from staff, the public and other interested parties, and deliberate, and consider the associated “Addendum” to the certified program Final Environmental Impact Report.

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

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

SECTION 2. ADDENDUM TO THE CERTIFIED FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT. The Planning Commission recommends that the City Council, in the exercise of its independent judgment and pursuant to CEQA, approve the “Addendum” to the certified “REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR”, concerning the amendments to the Housing Element, Land Use Element and

Zoning and Subdivision Ordinances to replace the affordable housing overlay districts on the city's identified "housing sites" with high-density residential (65 du/ac) and mixed-use districts (65 to 80 du/ac) (March 2026 – "Exhibit A"). The "Addendum" is attached as "Exhibit A".

SECTION 3. CITY OF REDONDO BEACH HOUSING ELEMENT UPDATE. The Planning Commission recommends that the City Council adopt an Update the City's Housing Element with proposed changes/edits attached as "Exhibit B".

SECTION 4. CITY OF REDONDO BEACH DRAFT LAND USE ELEMENT AMENDMENT. The Planning Commission recommends that the City Council adopt amendments to the City's Draft Land Use Element with proposed changes/edits attached as "Exhibit C".

SECTION 5. TITLE 10 PLANNING AND ZONING, CHAPTER 1 SUBDIVISIONS. The Planning Commission recommends that the City Council adopt amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 1 Subdivisions attached as "Exhibit D".

SECTION 6. TITLE 10 PLANNING AND ZONING, CHAPTER 2 ZONING AND LAND USE. The Planning Commission recommends that the City Council adopt amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use attached as "Exhibit E".

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 Housing Element Update and associated amendments to the City's Draft Land Use Element and amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 1 Subdivisions, and to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use, required for consistency with and implementation of the Housing Element Update 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. The City Council shall declare that it would have passed this Housing Element Update and associated amendments to the City's Draft Land Use Element and amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 1 Subdivisions, and to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use, required for consistency with and implementation of the Housing Element Update 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.

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED AND ADOPTED this 19th day of March, 2026.

_____
Wayne Craig, Chair
Planning Commission
City of Redondo Beach

ATTEST:

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

I, Marc Wiener, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2026-03-PCR-03 was duly passed, approved, and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 19th day of March, 2026 by the following roll call vote:

AYES:

NOES:

ABSENT:

_____
Marc Wiener, AICP
Community Development Director

APPROVED AS TO FORM:

_____
City Attorney's Office

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
651 Bannon Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

March 13, 2026

Marc Wiener, Director
Community Development Department
City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277

Dear Marc Wiener:

RE: City of Redondo Beach 6th Cycle (2021-2029) Draft Amendment to the Housing Element

Thank you for submitting the City of Redondo Beach's (City) draft amendment to the housing element that was received for review on February 20, 2026 along with revisions received on February 27, 2026. The revisions were posted and made available to the public for seven days prior to review. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered public comments from Peter Lewis and Leo Pustilnikov pursuant to Government Code section 65585.

On September 1, 2022, HCD found the City's housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) and as of this writing, the City continues to comply with State Housing Element Law. Among other items, this finding of substantial compliance was based on commitments to rezone and accommodate the regional housing need allocation (RHNA) pursuant to Government Code sections 65583, subdivision (c)(1) and 65583.2, subdivisions (h) and (i). This draft amendment does not impact the September 1, 2022 finding of substantial compliance. The element will continue to comply with State Housing Element Law once rezoning has been completed to meet all statutory requirements and the draft amendment has been adopted, submitted, and reviewed by HCD pursuant to Government Code section 65585.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested

notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, the element relies on nonvacant sites to accommodate 50 percent or more of the housing needs for lower-income households, which triggers requirements to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period. Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the Regional Housing Needs Allocation (RHNA).

Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory and submit an electronic version of the sites inventory. While the City has submitted an electronic version of the sites inventory, if changes occur or have occurred since prior submittals, any future re-adopted version of the housing element must also submit the electronic version of the sites inventory.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City continues to meet housing element requirements for these and other funding sources.

HCD appreciates the City's hard work and diligence during the housing element process and looks forward to receiving the re-adopted element. HCD also welcomes the opportunity to provide technical assistance through the rezoning process. If you have any questions or need additional technical assistance, please contact me at paul.mcdougall@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

City of Redondo Beach

REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE, AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM EIR

March 2026 | EIR Addendum

State Clearinghouse No.: 2023050732



March 2026 | EIR Addendum
State Clearinghouse No.: 2023050732

REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE, AND LOCAL COASTAL PROGRAM AMENDMENT PROGRAM ENVIRONMENTAL IMPACT REPORT

City of Redondo Beach

Prepared for:

City of Redondo Beach
Contact: Marc Wiener, Community Development Director
Sean Scully, Planning Manager
415 Diamond Street
Redondo Beach, California 90277
310.318.0637

Prepared by:

PlaceWorks
Contact: Mark Teague, AICP, Principal
3 MacArthur Place, Suite 1100
Santa Ana, California 92707
714.966.9220

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1. INTRODUCTION

1.1 BACKGROUND, PURPOSE, AND SCOPE

This document is an Addendum to the City of Redondo Beach's previously certified Redondo Beach Focused General Plan Update, Zoning Ordinance Updates, and Local Coastal Program Amendment Final Program Environmental Impact Report (PEIR) (State Clearinghouse No. 2023050732) (certified PEIR), which analyzed the implementation of updates to five of the State-required elements that make up the General Plan—Land Use, Open Space, Conservation, Safety, and Noise—Zoning Ordinance, and Zoning Ordinance for the Coastal Zone, and the Local Coastal Program Amendment (approved project).

On November 5, 2024, the City of Redondo Beach took the following actions: Certification of the Program EIR; Adoption of those amendments to the Redondo Beach Focused General Plan Update, Zoning Ordinance Update, and Local Coastal Program Amendment that are intended to implement the Housing Element and those amendments regarding residentially designated properties not identified as program actions in the City's Housing Element; Adoption of Findings of Fact and Statement of Overriding Considerations; Adoption of a Mitigation Monitoring Program; and adoption of those ordinances, guidelines, programs, actions, or other mechanisms of the Redondo Beach Focused General Plan Update, Zoning Ordinance Update, and Local Coastal Program Amendment that are intended to implement the Housing Element and those amendments regarding residentially designated properties not identified as program actions in the City's Housing Element.

This Addendum to the certified PEIR has been prepared in accordance with Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines. The modified project includes updates to the Redondo Beach 2021-2029 Housing Element to clarify the City's implementation of its strategy for meeting its Regional Housing Needs Assessment allocation (RHNA). Specifically, this proposed amendment replaces the program for "overlay" zoning standards on the City's identified "housing sites" required to meet the City's RHNA with High-Density Multifamily Residential (65 dwelling units per acre [du/ac]) and Mixed-Use Transit Center Housing zoning designations (MU-H and MU-TCH) that require future development of the Housing Element's identified "housing sites" to include a minimum of 50 percent of the floor area be developed as residential. The proposed Mixed Use (MU) zoning designations of the "housing sites" would also increase the allowed residential densities from 55 du/ac to 65 du/ac and 80 du/ac, depending on the location.

Refer to Section 2, *Modified Project*, for a full description of proposed changes under the modified project as compared to the approved project. The City of Redondo Beach, as the lead agency under CEQA, has prepared this Addendum to the certified PEIR to consider environmental impacts associated with the modified project as compared to the approved project studied in the certified PEIR. Furthermore, the modified project would comply with all applicable mitigation measures, similar to the approved project (see Appendix A).

1.2 ENVIRONMENTAL PROCEDURES

Pursuant to CEQA and the State CEQA Guidelines, this Addendum focuses on whether implementation of the modified project would require major revisions to the certified PEIR due to the potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects, pursuant to State CEQA Guidelines Section 15162.

Pursuant to Public Resources Code (PRC) Section 21166 and Section 15162 of the State CEQA Guidelines, when an EIR has been certified or a negative declaration adopted for a project, no subsequent or supplemental EIR or negative declaration shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

A supplement to an EIR (supplemental EIR), which is narrower in scope than a subsequent EIR, may be prepared if any of these criteria apply, but "only minor changes or additions would be necessary to make the previous EIR adequately apply to the project in the changed situation" (CEQA Guidelines Section 15163[a]). In the absence of the need to prepare either a subsequent or supplemental EIR, an addendum to a previously certified EIR may be prepared. CEQA Guidelines Section 15164 states:

(a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

(d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence. (CEQA Guidelines Section 15164)

This Addendum to the certified PEIR has been prepared because evaluation of the approved project has not indicated any of the circumstances requiring a subsequent or supplemental EIR is required. As demonstrated in Section 3, *Environmental Analysis*, of this Addendum, the modified project would not result in physical impacts that differ from the approved project evaluated in the certified PEIR, and it would not trigger the need for preparation of a subsequent or supplemental EIR under the criteria in CEQA Guidelines Sections 15162(a)

and 15163(a). The modified project would not change the assumptions made under the certified PEIR.

1.3 PRIOR ENVIRONMENTAL DOCUMENTATION

This Addendum relies on the environmental analysis in the City of Redondo Beach's previously certified Redondo Beach Focused General Plan Update, Zoning Ordinance Updates, and Local Coastal Program Amendment Final PEIR (State Clearinghouse No. 2023050732). The Draft PEIR was circulated for public review from August 1, 2024, through September 16, 2024. A Final PEIR was prepared, and the Final PEIR was certified on November 5, 2024. In accordance with CEQA Guidelines Sections 15148 and 15150, this Addendum incorporates the certified PEIR (and its constituent parts, including the adopted Mitigation Monitoring Reporting Program [MMRP]) by reference (see Appendix A).

The certified PEIR found that the approved project would result in no impact or less-than-significant impacts with no mitigation required for the following environmental topics:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality (Impact 5.2-5)
- Biological Resources
- Cultural Resources (Impact 5.4-3)
- Energy (Impact 5.5-1)
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning (Impact 5.10-1)
- Mineral Resources
- Noise (Impact 5.11-3)
- Population and Housing (Impact 5.12-2)
- Public Services
- Recreation
- Transportation (Impacts 5.15-3 and 5.15-4)
- Utilities and Service Systems
- Wildfire

The certified PEIR found that the approved project would result in a less-than-significant impact with the incorporation of mitigation measures for the following environmental topics:

- Cultural Resources (Impact 5.4-2)
- Geology and Soils (Impact 5.6-4)
- Noise (Impact 5.11-2)
- Tribal Cultural Resources

The certified PEIR determined that implementation of the approved project would result in significant and unavoidable impacts for the following environmental topics:

- Air Quality
- Cultural Resources (Impact 5.4-1)
- Energy (Impact 5.5-2)
- Greenhouse Gas Emissions
- Land Use and Planning (Impact 5.10-2)
- Noise (Impact 5.11-1)
- Population and Housing (Impact 5.12-1)
- Transportation (Impacts 5.15-1 and 5.15-2)

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2. PROJECT SUMMARY

2.1 APPROVED PROJECT

The approved project evaluated buildout assumptions for the City's Housing Element housing sites, which included a proposed Residential Overlay land use designation and an Affordable Housing Overlay (AHO) zoning designation. These designations allow land uses that are in addition to the underlying General Plan land use designations. The Residential Overlay designation would allow residential infill projects in six areas of the city: The North Tech District, the northern portion of the Kingsdale neighborhood, the area immediately south of the city's transit center, the area south of the Galleria, several areas along 190th Street, and an area along south Pacific Coast Highway east of Palos Verdes Boulevard. Population increases are primarily around Housing Element sites and planned projects, clustered within the residential overlay areas, integrated throughout the R-2 and R-3 zones, and located within major project areas like the South Bay Galleria (South Bay Social District).

General Plan Amendment

Properties with the Residential Overlay land use designation may be developed as allowed in the underlying land use designation (industrial, industrial flex, or commercial depending on the location) or have the option of developing as infill residential without the need for a General Plan amendment. The Residential Overlay designation is intended to encourage the development of affordable housing by providing added land use flexibility that could allow for the integration of new residential housing opportunities near transit, job centers, and commercial service centers. Residential uses in the Residential Overlay designation may be stand-alone projects, horizontal mixed use, or vertical mixed use. Projects must have a minimum density of 20 du/ac, and they cannot exceed the maximum density identified within each overlay area.

Zoning Amendment

The AHO zone district is found in Title 10, Chapter 2, Division 14, of the Redondo Beach Municipal Code, and implements the Residential Overlay land use designation identified in the Land Use and Housing Elements, including the following sites: North Tech, South of Transit Center, South Bay Marketplace, Kingsdale, 190th Street, and FedEx. The AHO zone district establishes a minimum density of 20 du/ac and a maximum of 55 du/ac and requires that the minimum density established by the AHO prevail over any minimum density standards of the underlying designation (Redondo Beach Municipal Code 10-2.1444). The AHO zone district

provides options to cluster development to incentivize housing production and allow for the preservation of existing uses. The AHO zone district also allows for 100 percent residential projects as well as mixed use with residential and nonresidential uses provided 50 percent or more of the total floor area for the approved project is for residential uses. The AHO zone district also provides additional incentives for projects that include at least 20 percent of units affordable to lower-income households, including an administrative design review process that is exempt from discretionary review, and a reduction in the amount of public open space a project must provide.

2.2 MODIFIED PROJECT

The City of Redondo Beach proposes an amendment to the Housing Element and Zoning Districts that would replace the overlay AHO zone district on the City's identified housing sites required to meet the City's RHNA, with High-Density Multi-Family Residential (65 du/ac) and Mixed-Use Transit Center Housing land use and zoning designations (MU-H 65 du/ac and MU-TCH up to 80 du/ac). These zoning districts would require future development of the Housing Element's identified housing sites to include a minimum of 50 percent of the floor area be developed as residential.

The proposed Mixed-Use Transit Center Housing Required (MU-TCH) land use designation would provide for an integrated mix of residential with community and regional-serving commercial retail, service, office, entertainment, and hotel uses near transit stations. Mixed-use transit center development in the housing-required areas shall require at least 50 percent of the total floor area to be designated for residential uses. Development should be of high quality and designed to be pedestrian-oriented and integrated with existing surrounding uses. This designation would also allow for public uses such as libraries, parks, museums, and cultural facilities. Configurations include ground-floor commercial with residential units on upper floors, stand-alone commercial or office with residential development in a horizontal mixed-use configuration, and exclusively residential projects. It is recommended that residential projects in this land use designation include an affordable component. Maximum floor-area ratio (FAR) 1.50 and a minimum density of 20 du/ac up to and including a maximum density of 80 du/ac, density may increase consistent with State law for affordable units.

The proposed Mixed-Use Housing Required (MU-H) land use designation provides for housing to be integrated into the City's mixed use and commercial corridors by requiring housing development while also allowing for a mix of commercial retail, service, office, and entertainment uses. Exclusively residential projects and mixed-use projects where at least 50 percent of the total floor area is for residential uses are allowed. Mixed use projects may be in a vertical or horizontal configuration. Development should be of high quality and designed to integrate with existing surrounding land uses. Configurations include ground floor commercial with residential units on upper floors, stand-alone commercial or office with residential

development in a horizontal mixed-use configuration, and exclusively residential projects. This designation is intended to encourage pedestrian-oriented development that has a strong emphasis on creating a safe and attractive streetscape. It is recommended that residential projects in this designation include an affordable component. Maximum FAR 1.50 and a minimum density of 20 dwelling units per acre up to and including a maximum density of 65 dwelling units per acre, density may increase consistent with State law for affordable units.

To reflect these amendments, Table 3-2, *Current and Proposed Land Use Designations*, of Chapter 3, *Project Description*, of the certified EIR would be amended with the changes provided in Table 1, *Changes to Approved Land Use Designations*. Underlined text denotes additions to the certified EIR and strikeout denotes deletions. Similarly, Figure 3-5, *Proposed Land Use Plan*, of Chapter 3, *Project Description,* would be amended to remove the Residential Overlay designations and replace with the Mixed-Use Transit Center Housing Required (MU-TCH) and the Mixed-Use Housing Required (MU-H) land use designation (see Figure 1, *Changes to Approved Land use Plan*).

Table 1 Changes to Approved Land Use Designations

Table 3-2 Current and Proposed Land Use Designations

Land Use Designation	Current Maximum Density/Intensity	Proposed Maximum Density/Intensity	Description
Mixed-Use Transit Center (Housing Required) (MU-TCH)	--	Max. FAR 1.50 A minimum of 20 du/ac up to and including 80 du/ac (50 percent of total floor area must be for residential use)	Provides for an integrated mix of residential with community and regional serving commercial retail, service, office, entertainment, and hotel uses in close proximity to transit stations. Mixed-use transit center development in the housing required areas shall require at least 50 percent of the total floor area to be designated for residential uses. Development in should be of high quality and designed to be pedestrian-oriented and integrated with existing surrounding uses. This designation also allows for public uses such as libraries, parks, museums, and cultural facilities. Configurations include ground floor commercial with residential units on upper floors, stand-alone commercial or office with residential development in a horizontal mixed use configuration, and exclusively residential projects. It is recommended that residential projects in this designation include an affordable component. Maximum FAR 1.50 and and A minimum density of 20 dwelling units per acre up to and including a maximum density of 80 dwelling units per acre, density may increase consistent with state law for affordable units.

Table 3-2 Current and Proposed Land Use Designations

Land Use Designation	Current Maximum Density/Intensity	Proposed Maximum Density/Intensity	Description
Mixed-Use Housing Required (MU-H)	--	Residential Only: 1.0 FAR Commercial and Residential together: Max. FAR 1.50 (all density exceeding 0.75 FAR must be for residential use, 50 percent of total floor area must be for residential use) A minimum of 20 du/ac up to and including 65 du/ac	Provides for housing development to be integrated into the City's mixed use and commercial corridors by requiring housing development while also allowing for a mix of commercial retail, service, office, and entertainment uses. Exclusively residential projects and mixed use projects where at least 50 percent of the total floor area is for residential uses are allowed. Mixed use projects may be mixed in a vertical or horizontal configuration. Development should be of high quality and designed to integrate with existing surrounding uses. Configurations include ground floor commercial with residential units on upper floors, stand-alone commercial or office with residential development in a horizontal mixed use configuration, and exclusively residential projects. This designation is intended to encourage pedestrian-oriented development that has a strong emphasis on creating a safe and attractive streetscape. It is recommended that residential projects in this designation include an affordable component. Maximum FAR 1.50 and A minimum density of 20 dwelling units per acre up to and including a maximum density of 65 dwelling units per acre, density may increase consistent with state law for affordable units.
~~Residential Overlay (R) North Tech Kingsdale South Bay Marketplace South of Transit Center 190th Street FedEx~~	--	~~Min. 20 du/ac[1] Max. 55 du/ac[1]~~	~~An overlay is a planning tool used to provide flexibility in land use designations. This designation allows uses that differ from or are in addition to, the underlying General Plan land use. This flexibility can help the City respond to State-mandated housing requirements and increase development options in different market conditions.~~ ~~The Residential Overlay allows residential infill projects in six areas of the City: The North Tech District, the northern portion of the Kingsdale neighborhood, the area immediately south of the City's transit center, the area south of the Galleria, several areas along 190th Street, and an area along south Pacific Coast Highway east of Palos Verdes Boulevard.~~ ~~The North Tech District, and the areas south of the transit center and Galleria are all located in close proximity to existing or future Metro Station stops, which provides access to existing or planned transportation alternatives.~~ ~~Properties with the Residential Overlay designation may be developed as the underlying land use designation (industrial, industrial flex, or commercial depending on the location) and also have the option of developing as infill residential without the need for a General Plan amendment.~~ ~~The Residential Overlay is intended to encourage the development of affordable housing by providing added land use flexibility that could allow for the integration of new residential housing opportunities in close proximity to transit, job centers, and commercial service centers.~~

Table 3-2 Current and Proposed Land Use Designations

Land Use Designation	Current Maximum Density/Intensity	Proposed Maximum Density/Intensity	Description
			~~Residential uses in the overlay area may be stand-alone projects, horizontal mixed use, or vertical mixed use.~~ ~~Residential projects must have a minimum density of 20 dwelling units per acre, and they cannot exceed the maximum density identified within each overlay area.~~

As shown in Table 2, *Changes to Citywide Growth Under the Modified Project Compared to Approved Project*, the modified project would result in a potential 3 percent increase in housing units (+1,092), a 3 percent increase in population (+2,452), a 2.5 percent increase in nonresidential square feet (+446,651), and a 2 percent increase in number of jobs (+671) over what was analyzed in the certified PEIR.

Table 2 Changes to Citywide Growth Under the Modified Project Compared to Approved Project

Scenario	Acres	Number of Housing Units	Total Population	Nonresidential Square Feet	Employment (Number of Jobs)
Approved project in the certified PEIR	3,973	35,387	78,978	17,508,276	36,627
Changes under Modified Project	0	36,479	81,430	17,954,927	37,298
Change	0	+1,092	+2,452	+446,651	+671
Percentage Change	0%	+3.1%	+3.1%	+2.5%	+1.8%

The additions and corrections provided in Table 1, *Changes to the Approved Land Use Designations,* Table 2, *Changes to Citywide Growth Under the Modified Project Compared to Approved Project*, and Figure 1, *Changes to the Approved Land Use Plan*, would be carried out throughout the certified EIR, as applicable, to reflect the modified project.

Figure 1 Changes to Approved Land Use Plan

3. ENVIRONMENTAL ANALYSIS

Section 15164(b) of the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000 et. seq.) authorizes a lead agency to prepare an addendum to an EIR "if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

Like the approved project evaluated in the certified PEIR, the modified project would not directly result in physical development; rather, the modified project provides a program-level analysis associated with an amendment that would replace the program for overlay zoning standards on the City's identified housing sites required to meet the City's RHNA with High Density Multi-Family Residential (65 du/ac) and Mixed-Use Transit Center Housing zoning designations (MU-H and MU-TCH). Before any redevelopment activities would occur on the City's identified housing sites, all such activities would be required to be analyzed for conformance with the General Plan; zoning requirements; and other applicable local, State, and federal requirements and obtain all necessary clearances, zoning entitlements, and permits.

Therefore, this Addendum specifically addresses environmental topics that potentially would be impacted by an increase in FAR as a result of the land use and zoning designation amendments, which would result in a potential 3 percent increase in housing units (+1,092), a 3 percent increase in population (+2,452), a 2.5 percent increase in nonresidential square feet (+446,651), and a 2 percent increase in number of jobs (+671) over what was analyzed in the certified PEIR. Increases in housing units, population, and nonresidential square feet, would potentially affect aesthetics, air quality, energy, greenhouse gas emissions (GHG), land use and planning, noise, population and housing, public services and recreation, transportation, and utilities and service systems. The modified project would have no material impact on agricultural and forestry resources, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral resources, tribal cultural resources, and wildfire above what was analyzed in the certified EIR, as future development under the approved project would occur on properties that are already identified under the certified PEIR for development. Therefore, no further analysis of these topics is necessary for purposes of this Addendum.

3.1 AESTHETICS

The certified PEIR determined that the approved project would result in less-than-significant impacts to scenic vistas, scenic highways, visual character, and substantial light or glare. Future development facilitated by the modified project would not occur in protected open space areas, including beaches and coastal bluffs, and thus would not affect scenic vistas from associated vantage points. Additionally, there are no scenic highways in or near Redondo Beach, and no eligible scenic highways run through the city limits. The nearest eligible scenic highway is a segment of State Route (SR-) 1 approximately 10 miles to the north. Future development facilitated by the modified project would not interfere with scenic resources within a state highway.

No physical development is proposed as part of the modified project; site plans and building designs would be subject to Section 10-2.2500 (a), *Administrative Design Review*, or Section 10-2.2502 (b*), Planning Commission Design,* of the City's Municipal Code. As outlined in Section 10-2.2500 (a), *Administrative Design Review*, of the City's Municipal Code, the Community Development Director or his/her assigned would review minor development projects that otherwise meet the zoning regulations, in terms of the appropriateness of the design. Pursuant to Section 10-2.2500 (a)(10)(a) and (b), this would include Housing Element Reused Sites when the proposed project site is: (1) listed on Table B-1 in the 2021-2029 Housing Element; (2) identified as a site used in a prior Housing Element; (3) not listed as vacant; and (4) satisfies any portion of the City's lower-income RHNA requirement. This would also include Housing Element Rezoned Sites where the proposed project site is listed on Table B-2 in the 2021-2029 Housing Element and identified in Table B-2 as satisfying any portion of the City's low- or very low-income RHNA requirement.

Section 10-2.2502(b), *Planning Commission Design Review*, would determine a future project's consistency with specific criteria, including, but not limited to, user impact and needs, relationship to physical features, consistency of architectural style, balance and integration with the neighborhood, and building design. As stated in the Municipal Code:

"Planning Commission Design Review is established to ensure compatibility, originality, variety, and innovation in the architecture, design, landscaping, and site planning of developments in the community. The provisions of this section will serve to protect property values, prevent the blight and deterioration of neighborhoods, promote sound land use, encourage design excellence, and protect the overall health, safety, and welfare of the City."

The modified project would replace the program for overlay zoning standards on the City's identified housing sites required to meet the City's RHNA with High-Density Multifamily Residential (65 du/ac) and Mixed-Use Transit Center Housing land use and zoning designations (MU-H and MU-TCH). These zoning designations would require future development of the Housing Element-identified housing sites to include a minimum of 50 percent of the floor area

be developed as residential. The proposed MU zoning designations of the housing sites will also increase the allowed residential densities from 55 du/ac to 65 du/ac and 80 du/ac, depending on the location. Although, a proposed increase in FAR would facilitate the potential increase in building height and/or expansion of existing structures on the City's identified housing sites, with adherence to the Administrative Design Review or Planning Commission Design Review, as applicable, this increase in density would not have the potential to significantly alter the visual appearance of these sites. Furthermore, the modified project would be required to comply with the policies of the General Plan Update to ensure that future development would preserve and enhance Redondo Beach's visual character and quality. A primary goal of the General Plan Update is to retain the city's current character by addressing consistency of new development with existing development. With adherence to the General Plan Update policies, and subject to Planning Commission Design Review, the modified project would not conflict with applicable regulations governing scenic quality, and like the approved project, impacts would remain less than significant.

With respect to light and glare, and similar to the approved project, the modified project would allow future intensification and redevelopment of the City's identified housing sites but would not significantly increase light and glare above existing conditions nor introduce new incompatible uses. Future development would comply with General Plan Update policies and the issuance of a Planning Commission Design Review. In addition, future redevelopment would be required to comply with City Municipal Code Section 10-2.912, which requires that outdoor lighting be designed to not adversely impact surrounding uses, but also provide a sufficient level of illumination. Furthermore, proposed General Plan Policy OS-3.5 would ensure that glare impacts would be reduced by requiring outdoor fixtures to be fully shielded (aims light down) to prevent lighting up the sky rather than the ground. With adherence to General Plan policies and the City's Municipal Code, including a Planning Commission Design Review, substantial light and glare would not extend substantially beyond the site where it is generated, and like the approved project, impacts under the modified project would remain less than significant.

3.2 AIR QUALITY

The certified PEIR determined that the approved project would potentially conflict with or obstruct the implementation of the South Coast Air Quality Management District's (AQMD) 2024 Air Quality Management Plan (AQMP). Buildout of the approved project would increase vehicle miles traveled (VMT) per service population and would not be consistent with the AQMP. In addition, air pollutant emissions associated with buildout of the approved project would cumulatively contribute to the nonattainment designations in the South Coast Air Basin (SoCAB). Therefore, the approved project would be inconsistent with the AQMP. Construction-related regional air quality impacts of developments that would be accommodated by the approved project would be significant and unavoidable. Similarly, localized operation-related air quality impacts associated with implementation of the approved project were considered

significant and unavoidable impacts. The certified PEIR determined that the approved project would not result in odor impacts and that adherence to South Coast AQMD Rule 402 would minimize and provide control for potential odors associated with construction and operational activities. Therefore, impacts related to odors were less than significant.

Because the modified project would result in increased residential dwelling units and nonresidential square feet, as compared to the approved project (see Table 2, *Changes to Citywide Growth Under the Modified Project Compared to Approved Project*), it is anticipated that construction emissions associated with the modified project would marginally increase in comparison to the approved project as more development facilitated by the modified project would occur. However, as discussed further in Section 3.9, *Transportation*, although the increase in density and intensity would result in a slight increase in total VMT, the higher density and intensity uses adjacent to mixed-use development would contribute to improved transportation efficiency and would overall slightly reduce VMT per service population, and thereby marginally reducing air quality impacts associated with operation of development facilitated by the modified project.

Like the approved project, future development facilitated by the modified project would implement mitigation measures AQ-1 and AQ-2 of the MMRP. Because no physical development on the sites is envisioned in both the existing General Plan and part of the modified project, it is reasonable to assume that like the approved project, project impacts related to air quality, after mitigation, would remain significant and unavoidable.

3.3 ENERGY

The certified PEIR disclosed that construction of individual development projects facilitated by the approved project would not result in wasteful, inefficient, or unnecessary consumption of fuel use (energy resources), and future individual development projects would temporarily increase demands for energy associated with transportation. Operation of new development projects accommodated under the approved project would create additional demands for electricity and natural gas compared to existing conditions.

The General Plan Update includes policies related to land use, transportation planning, energy efficiency, and renewable energy generation that would contribute to minimizing the City's total energy consumption. Implementation of policies under the General Plan Update in conjunction with and complementary to regulatory requirements would ensure that energy demand associated with growth under the approved project would not be inefficient, wasteful, or unnecessary. Therefore, energy impacts associated with implementation and operation of land uses accommodated under the approved project would be less than significant.

The individual development projects facilitated by the approved project would comply with the applicable requirements of the Building Energy Efficiency Standards and CALGreen. Although

the approved project would be consistent with the objectives of the City's Climate Action Plan (CAP) to reduce GHG emissions consistent with the State's Assembly Bill (AB) 32 GHG emission reduction targets, to reduce transportation energy, the General Plan Update would not be consistent with the CAP's Goal LUT: G, Land Use Strategies, and several of the Southern California Association of Government's (SCAG's) Regional Transportation Plan/Sustainable Communities Plan (RTP/SCS) goals. Therefore, implementation of the General Plan Update could conflict with or obstruct implementation of the City's CAP, and impacts would be potentially significant. As such, the certified PEIR determined that there were no feasible mitigation measures that could fully reduce VMT impacts at full buildout of the approved project and fully reduce the approved project's inconsistencies with the goals of SCAG's 2024-2050 RTP/SCS. Impacts related to energy would remain significant and unavoidable.

The modified project would allow for an increase of dwelling units and nonresidential square feet from what was studied in the certified PEIR. As discussed in Section 3.9, *Transportation*, the increased intensification of dwelling units and nonresidential square feet would result in a slight improvement in transportation efficiency by increasing housing and employment opportunities near transit services concurrent with a proposed increase in density and intensity. Although the increase in dwelling units might result in a slight increase in total VMT, the higher-density and intensity uses adjacent to mixed-use development would contribute to a reduction in energy use from the transportation sector and would overall, slightly reduce VMT per service population. Therefore, the modified project could result in shorter distances traveled as there would be an increase in employment within proximity to housing and other amenities. Overall, impacts to energy use under the modified project would be similar, if not slightly reduced, when compared to the approved project evaluated in the certified PEIR, but impacts would remain significant and unavoidable.

3.4 GREENHOUSE GAS EMISSIONS

Development under the approved project would contribute to global climate change through direct and indirect emissions of GHG from land uses in the city. The certified PEIR determined that the approved project would reduce energy sector emissions by increasing energy efficiency, energy conservation, and use of renewable energy. However, GHG emissions reduction are only 1 percent less than the CEQA baseline and not the 85 percent necessary to ensure the city is on a trajectory to achieve the long-term reductions goals of AB 1279 and substantial progress toward the State's carbon neutrality goals. Additionally, while the General Plan Update would be consistent with many of the strategies in the City's CAP, the General Plan Update would not be consistent with the CAP's Goal LUT: G, Land Use Strategies, and several of SCAG's RTP/SCS goals. Therefore, GHG emissions associated with the approved project were considered significant and unavoidable.

As discussed in Section 3.9, *Transportation*, the modified project would result in increased housing and employment opportunities around transit and mixed-use development, which would provide mobility options, and it is anticipated that GHG emissions associated with this modified project would be slightly less in comparison to the approved project. Policies and implementation measures for the approved project would be applicable to the modified project and would have the potential to reduce GHG emissions. Overall, impacts of the modified project would be slightly reduced compared to the approved project but would remain significant. Like the approved project, the modified project would implement mitigation measure GHG-1.

3.5 LAND USE AND PLANNING

The certified PEIR concluded that no aspect of the approved project would divide the existing city. On the contrary, the approved project includes provisions that directly address land use connectivity, compatibility, and encroachment of new development on existing neighborhoods and land uses. However, the certified PEIR determined that future development in accordance with the approved project would conflict with plans adopted for the purpose of avoiding or mitigating an environmental effect, and project impacts, even after mitigation, would remain significant and unavoidable. The modified project would include climate benefits, land use patterns, and goals and policies that align with the RTP/SCS. Implementation of the approved project would support a variety of land use types, including high-density housing and mixed-use development that encourage better connectivity to employment and commercial uses, and in closer proximity to public transit. However, the approved project would not be consistent with several of the goals of SCAG's 2024-2050 RTP/SCS with respect to VMT at buildout and impacts associated with air quality, GHG, and VMT would be significant. Therefore, the approved project would conflict with SCAG's Connect SoCal goals aimed at improving air quality and reducing GHG emissions, and impacts were considered significant.

As discussed under Section 3.9, *Transportation*, of this Addendum, although total VMT would slightly increase, because the modified project would result in increased residential and employment opportunities around transit and mixed use development, which would provide mobility options, it is anticipated that air quality and GHG emissions associated with this modified project would be slightly less in comparison to the approved project because of a reduction in VMT per service population. Policies and implementation measures for the approved project would be applicable to the modified project and would have the potential to reduce air quality and GHG emissions. Overall, impacts of the modified project would be slightly reduced compared to the approved project but would remain significant and unavoidable.

3.6 NOISE

The certified PEIR determined that impacts related to construction noise, even after mitigation, would remain significant and unavoidable. Impacts related to vibration and operations-related

vibration would be reduced to less than significant. Under the General Plan Update, the primary source of temporary noise in the city would be demolition and construction activities associated with development projects and activities. However, because construction activities associated with any individual development may occur near noise-sensitive receptors and because, depending on the project type, equipment list, time of day, phasing and overall construction durations, noise disturbances may occur for prolonged periods of time or during the more sensitive nighttime hours, construction noise impacts associated with implementation of the approved project were considered potentially significant.

The development of residential, automotive, industrial, or other uses and activities under the proposed General Plan Update could generate substantial stationary noise. In addition, changes in both citywide and regional land use patterns and transportation networks, such as the increased development of mixed-use areas or changing concentrations of job opportunities from certain locations to others, particularly those accessible to existing and planned public transit, can result in a shift in traffic patterns and thereby decrease traffic on certain roadways. However, adherence to the proposed General Plan policy provisions would ensure that the noise environment in Redondo Beach does not increase in a manner that worsens existing noise compatibility or exposes noise-sensitive land uses to “unacceptable” noise levels. With implementation of the General Plan policies and Mitigation Measures, future development and activities under the proposed General Plan Update would result in a less than significant impacts. Industrial operations throughout the city would generate varying degrees of ground vibration, depending on the operational procedures and equipment. Because specific project-level information is not available at this time, it was not possible to quantify future vibration levels at vibration-sensitive receptors that may be near existing and future vibration sources. Therefore, with the potential for sensitive uses to be exposed to annoying and/or interfering levels of vibration from industrial operations, operations-related vibration impacts associated with implementation of the approved project were considered potentially significant.

The modified project would allow an increase of dwelling units and non-residential square feet compared to what was analyzed in the certified PEIR. As no physical development is proposed, it is speculative to estimate construction noise at this time, but it is reasonable to assume that overall construction and operational noise impacts would be similar compared to the approved project, although more non-residential square feet allowed by the modified project could take longer to construct than the approved project, which would extend the exposure to construction noise.

With respect to traffic noise, impacts under the modified project may slightly increase as compared to the approved project because the modified project would slightly increase total VMT but could reduce VMT per service population (see Section 3.9, *Transportation*). The increase in non-residential growth facilitated by the modified project would represent a 2.5 percent increase citywide as compared to the approved project and thus an increase in noise

would be negligible. Overall, impacts with respect to noise and vibration would be similar to the approved project and remain significant and unavoidable.

3.7 POPULATION AND HOUSING

The certified PEIR determined that implementation of the approved project would directly induce population and employment growth in the area but would slightly improve the jobs-housing balance. The approved project would accommodate future growth by providing for infrastructure and public services to accommodate the projected growth. Policies under the Redondo Beach General Plan's Housing and Land Use Elements would ensure the City supports a variety of housing types and densities and provides job growth to accommodate Redondo Beach residents. Nonetheless, because the approved project's buildout projections are greater than the projected growth through SCAG, implementation of the approved project was considered a potentially significant impact related to population and employment growth. The certified PEIR determined that there are no feasible mitigation measures to reduce the approved project's impacts to population growth. As a result, impacts to population growth as a result of future development in accordance with the proposed project would remain significant and unavoidable.

As shown in Section 2, *Project Summary*, Table 2, the modified project would result in a potential 3 percent increase in housing units (+1,092), a 3 percent increase in population (+2,452), a 2.5 percent increase in nonresidential square feet (+446,651), and a 2 percent increase in number of jobs (+671) over what was analyzed in the certified PEIR. Thus, the modified project would result in slightly increased impacts compared to the approved project with respect to population, housing and employment because it would slightly further increase growth beyond projections identified in SCAG's regional forecasts for 2050. Overall, and similar to the approved project, impacts on population and housing under the modified project would also be significant and unavoidable, but not by a materially greater amount or in ways that would lead to significantly greater impacts.

3.8 PUBLIC SERVICES AND RECREATION

The certified PEIR concluded that future development and population growth in the city accommodated by the approved project would increase the demand for the provision of local public services, thereby increasing the demand for fire and police protection services, and increasing school enrollments, demand for library services, and demand for park, open space, and recreational amenities. However, compliance with existing and proposed policies, regulatory codes and standards, and funding mechanisms would ensure that the approved project would result in a less-than-significant impact. While no physical development is proposed as part of the modified project, future development, facilitated by the FAR of the modified project would also be required to comply with existing and proposed General Plan

Update policies, regulatory standards, and funding mechanisms. As a result, similar to the approved project, and with compliance with all applicable policies, codes, standards, funding mechanisms, and approvals, impacts to public services under the modified project would remain less than significant.

3.9 TRANSPORTATION

The certified PEIR determined that the approved project would conflict with some policies from SCAG's 2024–2050 RTP/SCS because buildout facilitated by the approved project would increase VMT per service population beyond the threshold (16.8 percent below SBCCOG Baseline Conditions) and would result in a significant impact. Therefore, the approved project would generate long-term emissions that would exceed South Coast AQMD's regional significance thresholds and cumulatively contribute to the nonattainment designations of the SoCAB. Additionally, given the growth in population and employment in the city and the magnitude of GHG emissions reductions needed to achieve the GHG reduction target, GHG emissions were considered significant. Although the approved project would include climate benefits, land use patterns, and goals and polices that align with the RTP/SCS, and would otherwise be consistent with implementation of programs, plans, ordinances, and policies addressing the circulation system, including transit, roadway, and bicycle and pedestrian facilities, impacts associated with VMT, Air Quality, and GHG were determined to be significant and therefore, the approved project would not be consistent with SCAG's 2024–2050 RTP/SCS and impacts were determined to be significant. Additionally, because the approved project is a regulatory document that sets the framework for future growth and development in the city and does not directly result in development, use of VMT reduction strategies would need to be assessed on a project-by-project basis. Therefore, the certified PEIR determined that VMT impacts were considered significant. There are no feasible mitigation measures identified in the certified PEIR that would fully reduce VMT impacts at full buildout of the approved project. Additionally, the certified PEIR determined that there are no feasible mitigation measures that would fully reduce the approved project's inconsistencies with the goals of SCAG's 2024–2050 RTP/SCS.

VMT for the modified project would result in a slight improvement in transportation efficiency by increasing housing and employment opportunities near transit services concurrently with a proposed increase in density and intensity of residential and commercial land use designations within the city. Development would be required to implement applicable Travel Demand Management (TDM) development standards pursuant to Article 11 of the City's Municipal Code. Article 11 requires that nonresidential development provide facilities and/or programs that accommodate the use of ridesharing, transit, and pedestrian/bicycle commuting as alternatives to single-occupant vehicle trips to reduce VMT and mitigate transportation impacts. Prior to approval of any development project that meets or exceeds the threshold for triggering TDM strategies, an applicant is required to comply with the applicable TDM and trip reduction standards set forth by Article 11.

The modified project would marginally reduce VMT per-service population compared to the approved project because of the slight improvement in transportation efficiency as a result of intensification of the land uses surrounding transit. Due to the increase in development density and intensity resulting in an increase in population, housing and employment, this alternative would be expected to reduce VMT per service population relative to the approved project. Although VMT per service population would be slightly reduced under the modified project, total VMT for the City would increase slightly when compared to the approved project, and as such, cumulative impacts would remain significant and unavoidable.

Additionally, like the approved project, the modified project does not propose any incompatible uses that would significantly increase hazards or affect emergency access. Future redevelopment facilitated by the modified project would undergo a review process at the City to ensure consistency with adopted standards, including site plan review, related to access and circulation. Like the approved project, the modified project impacts would be considered less than significant.

In summary, the modified project would require implementation of mitigation measures in the certified PEIR, including AQ-1 through AQ-3 and GHG-1 to reduce inconsistencies with the goals of SCAG's 2024–2050 RTP/SCS related to VMT and emissions. However, there are no feasible mitigation measures identified in the certified PEIR that would fully reduce VMT impacts at full buildout of the approved project or the modified project. Although VMT would slightly decrease VMT per service population and slightly increase VMT, cumulative impacts would remain significant and unavoidable.

3.10 UTILITIES AND SERVICE SYSTEMS

As disclosed in the certified PEIR, existing and/or proposed facilities and purveyors would be able to accommodate future project-generated wastewater, water demand, stormwater drainage, solid waste, electric power, natural gas, and telecommunications demand, and not require or result in the relocation or construction of new or expanded facilities. The modified project would facilitate a potential 3 percent increase in housing units (+1,092), a 3 percent increase in population (+2,452), a 2.5 percent increase in nonresidential square feet (+446,651), and a 2 percent increase in number of job (+671) over the approved project. As concluded in the certified PEIR, the approved project is well within existing facilities' capacities; therefore, the increase in intensity proposed under the modified project would be adequately accommodated by existing and/or proposed facilities and utility purveyors. Additionally, future development would be subject to City permits, fees, and applications to ensure that future development would not pose burdens on the existing infrastructure. Overall, impacts would be slightly increased compared to the approved project but would remain less than significant.

4. FINDINGS

As summarized in this section, and for the reasons described in Section 3, *Environmental Analysis*, of this Addendum, the City of Redondo Beach has concluded that the modified project meets the conditions of CEQA Guidelines Section 15164 and that therefore an Addendum to the certified EIR is the appropriate CEQA document to address the modified project.

As previously discussed, under CEQA Guidelines Section 15164, an addendum to an EIR or MND may be prepared if only minor technical changes or additions are necessary or none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or MND have occurred. The following restates the standards set forth in CEQA Guidelines Section 15162 as they relate to the modified project.

1. **No substantial changes are proposed in the project which would require major revisions of the previous EIR due to the involvement of new significant environmental effect or a substantial increase in the severity of previously identified significant effect.**

2. **No substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

The modified project includes General Plan land use designation and zoning district amendments that are changes in policy, not entitlement for physical development. As described in this addendum, the sites affected by the modified project are already designated and zoned for urban development. The modified project makes minor changes to the regulatory process, and increases the potential density, but the physical impacts of construction are the same as those analyzed in the certified PEIR. Implementation of the modified project would not result in physical changes to the environment that were not disclosed in the certified PEIR. Moreover, the modified project would not create new impacts or the need for additional mitigation measures. The policies identified in the approved project that would reduce physical environmental effects associated with future development continue to apply to the modified project. The certified PEIR addresses potentially significant impacts related to air quality, cultural resources (Impact 5.4-1), energy (Impact 5.5-2), GHG emissions, land use and planning (Impact 5.10-2), noise (Impact 5.11-1), population and housing (Impact 5.12-1), and transportation (Impacts 5.15-1 and 5.15-2). The policies and mitigation identified in the certified PEIR to reduce physical environmental effects would also apply to the modified project. Because a future development project must be consistent with the City's General Plan, zoning, development standards, and would undergo Planning Commission Design Review, the adopted

measures to address physical impacts on the environment would be applied, resulting in the same overall impacts as evaluated in the certified PEIR. As demonstrated in this Addendum, the modified project's contribution of a 3 percent increase in housing units (+1,092), a 3 percent increase in population (+2,452), a 2.5 percent increase in nonresidential square feet (+446,651), and a 2 percent increase on number of job (+671), as compared to the buildout for the approved project would not result in new significant environmental impacts that were not previously disclosed under the certified PEIR, and no changes are proposed under the modified project, nor have any substantial changes occurred with respect to circumstances, which would warrant major revisions to the certified PEIR.

3. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration

The certified PEIR addresses potentially significant impacts related to impacts related to air quality, cultural resources (Impact 5.4-1), energy (Impact 5.5-2), GHG emissions, land use and planning (Impact 5.10-2), noise (Impact 5.11-1), population and housing (Impact 5.12-1), and transportation (Impacts 5.15-1 and 5.15-2). The policies and mitigation identified in the certified PEIR to reduce physical environmental effects would also apply to the modified project. Because a future development project must be consistent with the City's General Plan, zoning, and development standards, the mitigation measures to address physical impacts on the environment would be applied, resulting in the same overall impacts as evaluated in the certified PEIR. Therefore, there would be no new significant environmental impacts under the modified project that were not previously disclosed in the certified PEIR.

B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

As demonstrated in this addendum, the modified project would have the same significant impacts as those disclosed in the certified PEIR and no substantially more severe impacts would occur. The policies and mitigation measures identified in the certified PEIR to reduce physical environmental effects would also apply to the modified project. Implementation of the modified project would not result in significant physical changes to the environment that were not disclosed in the certified PEIR. Therefore, no new or more severe significant impacts associated with the modified project would occur.

C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the

project, but the project proponents decline to adopt the mitigation measure or alternative; or

The modified project would not result in new significant environmental impacts or increase the severity of any environmental impacts previously evaluated in the certified PEIR; therefore, there is no need for new mitigation measures or alternatives.

D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The modified project would have the same significant impacts as the certified PEIR, and all associated policies and mitigation measures identified in the certified PEIR to reduce physical environmental effects would apply to all future development. There would be no new significant impacts resulting from implementation of the modified project. There is no new mitigation or alternative that would substantially reduce one or more significant effects on the environment

The modified project would not result in any of the conditions outlined in CEQA Guidelines Sections 15162(a)(1) to (3) because the proposed changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects, requiring major revisions to the certified PEIR, and there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the certified PEIR was certified, showing any of the conditions identified in CEQA Guidelines Section 15162(a)(3). Accordingly, this Addendum provides the substantial evidence required by CEQA Guidelines Section 15164(e) to support the finding that a subsequent EIR is not required and that an addendum to the certified PEIR is the appropriate environmental document to evaluate changes associated with the modified project.

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City of Redondo Beach
2021-2029 Housing Element

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Community Development Department
415 Diamond Street
Redondo Beach, CA 90277

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2.2 HOUSING ELEMENT

EXECUTIVE SUMMARY

Redondo Beach has long embraced its responsibility to provide for a broad range of housing types and densities. The City has previously taken action to zone for residential development at much higher densities than what the City was originally intended/designed to accommodate. Redondo Beach is a perfect example of a medium-sized coastal city striving to meet and address the housing needs of Southern California. Redondo Beach has every level and type of housing; singles, 1 bedroom, 2 bedrooms, 3 bedrooms, including multi-family housing and single-family housing, as well as affordable housing and multi-million dollar coastal homes. Fifty-percent of the housing units in the community are rentals. The City also has its own Housing Authority with over 500 vouchers issued for Section 8 housing. There are numerous affordable senior living complexes throughout town, as well as assisted living and group facilities. Redondo Beach is also a leader in helping house people experiencing homelessness. The City has invested in a number of local initiatives including the construction of its own pallet shelter facilities, partnering with multiple homeless support providers such as mental health experts, and the hiring of a full time housing navigator counselor dedicated to assisting the homeless. Redondo Beach also partnered with a developer and the County of Los Angeles to create 20 permanent supportive housing units on Pacific Coast Highway with State Project Homekey grant funds. The units have been sited in the southern area of the City near many of the private and public services for those experiencing homelessness.

Historically the City was predominately a single-family suburban residential community with commercial corridors to support the service and retail needs of surrounding neighborhoods. This is evidenced in the lot size and land use patterns of the City's zoning map. In review of the City's zoning map there are numerous examples of lot sizes and lot patterns that appear identical; however, the zoning of these seemingly identical subdivisions is now a mix of R-1 (Single Family Residential) and R-2/R-3 (Multiple Family Residential).

Like many communities in California, Redondo Beach is largely 'built-out' with worsening traffic, inadequate parking, schools at capacity, and water shortages. However, Redondo Beach's population continues to grow, along with average household size and the number of households. The City has been averaging an additional 60 units per year for the last 15 years.

Redondo Beach's population density is 11,000 residents per square mile. The City is one of the most densely populated areas in California. Demographia.com rated Redondo Beach as 43rd in population density for U.S. Cities over 50,000 people after the 2000 census. With this population density, the City as a result has 11 Level of Service 'F' intersections and similar parking challenges. Nonetheless, the City of Redondo Beach is producing a wide variety of housing after carefully considering the suitability and impacts of each housing project.

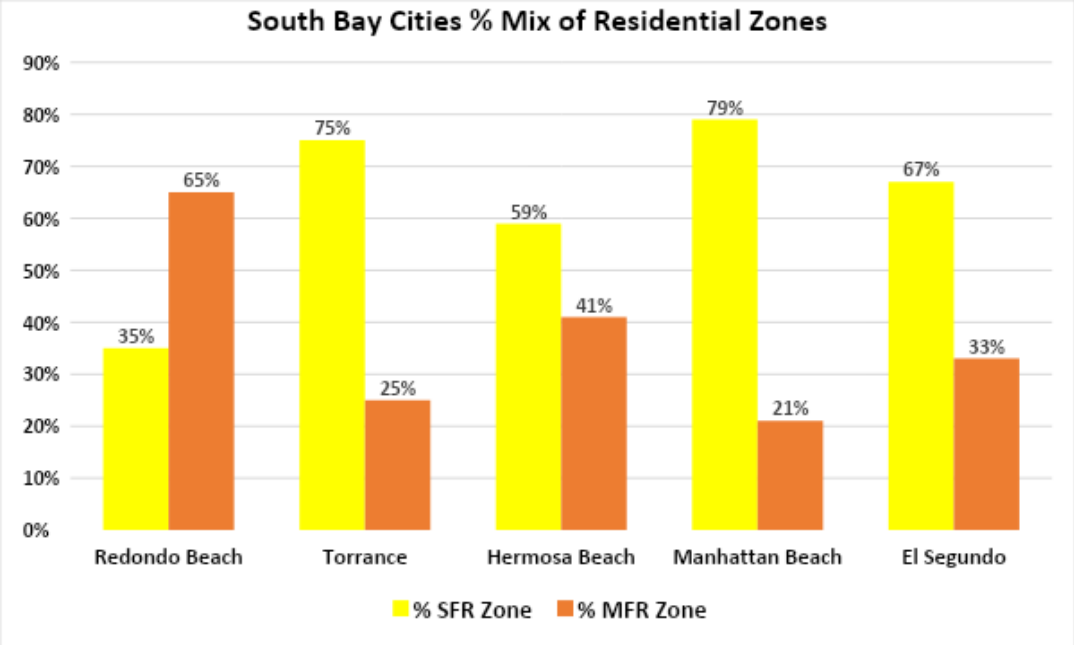
Over prior decades Redondo Beach has converted/up-zoned a majority of its originally planned Single Family residential neighborhoods into Multiple Family zoned and developed neighborhoods. This is unique in the South Bay Cities Council of Governments (SBCCOG) subregion. Many of the surrounding jurisdictions within the SBCCOG subregion have taken

a different approach, as evidenced by their current zoning maps that largely preserve much of their Single Family Residential zones/neighborhoods, resulting in a much smaller percentage of their residentially zoned properties having Multiple Family designations and densities.

Below is a table which illustrates the City of Redondo Beach's balanced approach, via zoning, to the development of diverse housing types over recent decades. Redondo Beach's current mix of residentially zoned neighborhoods is 65% Multiple Family designations and only 35% Single Family residential.

Redondo Beach Mix of Residential Zoning: 65% Multi-family Density – 35% Single-family Density			
Zone	**Density**	**Area (Acres)**	**Percent**
R-1 (Single Family)	8 DU/AC	752.87	35%
R-1A (Small Lot Single Family Zoning with a Multiple Family Density)	16 DU/AC	121.69	6%
R-2 (Multiple Family)	15 DU/AC	472.00	22%
R-3, RMD, RH1-3, R-MHP (Multiple Family)	Up to 28 DU/AC	702.08	33%
MU-1-3, CR (Mixed Use)	Up to 35 DU/AC	101.50	5%
Total		**2,150**	**100%**

Below is a chart with comparative percentages of Single Family zones versus Multiple Family zones/densities for Redondo Beach, Torrance, Hermosa Beach, Manhattan Beach, and El Segundo (South Bay Cities), which clearly demonstrates the City of Redondo Beach's responsible approach to meeting existing housing needs over recent decades.



*SFR includes R-1
**MFR includes the R-1A zones, in addition to all Multiple Family and Mixed Use zones, where R-1A zones have small lots (previous R-1 lots that were split in half) with densities comparable to Multiple Family zones.

The above percentages do not consider the enactment of Senate Bill 9 on January 1, 2022, whereby all single-family lots can be split into two parcels and two units can be constructed on each new parcel if requested by the homeowner. Allowing four units on single-family lots increases density in these areas from 8.8 units per acre to approximately 35 units per acre for a typical single-family lot in Redondo Beach.

Recent Housing Projects in Redondo Beach That Address Housing Shortage

As can be seen in the Housing Element describing "Progress Toward RHNA: Entitled/Approved/Under Review Projects", there are several mixed use and residential projects underway that will contribute toward the 6th Cycle RHNA obligation in Redondo Beach. As well, there are other housing developments that have just been completed in the City in recent years. This housing is distributed throughout the community, including the affordable units.

- Kensington (approved by the voters in a City Charter Article XXVII required vote):
  - Located in south Redondo Beach
  - Former school/community center/playground site
  - Completed August 2019
  - 98-unit 130-bed residential care for the elderly with memory care facility
- One South:
  - Located in south Redondo Beach
  - Former commercial site
  - Completed January 2019
  - 52-units mixed use project
- 219 Avenue I:
  - Located in south Redondo Beach
  - Completed September 2020
  - 12-unit mixed use project (2 of units are affordable)
- Legado:
  - Located in south Redondo Beach
  - Former commercial site
  - Construction expected to start mid-2022
  - 115-unit mixed use project
- Alcast Foundry:
  - Located in north Redondo Beach
  - Former industrial site
  - Construction expected to start mid-2022
  - 36-unit residential project
- South Bay Galleria:
  - Located in north Redondo Beach
  - Former commercial site
  - Construction expected to start in 2023

    - 300-unit development approved as part of larger mixed use project (at least 30 of units will be affordable)
    - 350 additional units (at least 35 of the units will be affordable) approved
- Catalina Village:
    - Located in south Redondo Beach
    - Current commercial uses
    - Approvals being considered in 2022
    - 30-unit mixed use project (4 of units will be affordable)
- The Moonstone - Project Homekey:
    - Located in south Redondo Beach
    - Current hotel use
    - Application for funding was awarded on March 15, 2022, with renovations expected in 2022
    - 20-unit permanent supportive housing (all 20 units will be affordable affordable) as conversion of hotel to housing for those experiencing homelessness or at risk of becoming homeless
- 122 N. PCH – 43 units (3 affordable)
- 2901 W. 182nd Street – 163 units (27 affordable)
- Two AB 2011 projects
    - 401 S. PCH – 49 units (8 affordable)
    - Inglewood and 190th Street (project size and affordability to be determined)

Accessory Dwelling Units

The City adopted local ordinances in 2021 specifying streamlining options. Since the State passed new ADU provisions, the City has seen a steady increase in ADU activities from 17 units in 2017 to 24 ADUs in 2021 even during the pandemic. The City is currently in the process of preparing Objective Residential Design Standards that will clarify with drawings and descriptions ADUs that can be readily constructed through the streamlining process.

Limited Sites Inventory

Redondo Beach has a limited number of sites that meet the criteria of the California Department of Housing and Community Development (HCD) for a minimum of ½ acre or greater. The ½ acre minimum criteria artificially suppresses Redondo Beach's proven capacity for affordable housing, as demonstrated by the City's historical development. As noted above, the 219 Avenue I, Catalina Village, and The Moonstone are all providing or proposing to provide affordable housing on sites that fall below the ½ acre threshold. To focus on finding sites that meet that criteria, which are also viable for residential development to occur within the 8-year planning cycle of the Housing Element, the City focused on properties that have the prerequisite acreage, the current site is unused or underutilized, and where a robust mixed use project is realistic based on the interest of the owner(s). The City has also been careful to account for locations where the population density increases over the past several decades have resulted in Level of Service 'F' intersections and similar parking challenges. As such, many of the proposed housing sites have been purposefully identified in locations that have easy access to public transit centers and freeway entrances. Thus, the sites inventory has included numerous sites in the vicinity of transit and freeways.

There has been discussion and public comments regarding the site where the AES power plant is currently located and operational. This site is not considered a realistic candidate for meaningful housing during the 6th Cycle and has not been proposed for housing because:

- There have been four (4) City-wide public votes beginning in 2005 supporting parkland for future use of the site and two (2) prior public referendums that halted proposed redevelopment of the AES site for residential purposes.
- State Water Board and Energy Commission actions continuing to mandate that the plant operate due to limited power grid resources.
- There is a designation of active wetlands on the site.
- Redondo Beach has extremely limited park access/space and has identified the site as being critical to addressing the City's parkland shortfall.
- The transportation infrastructure that serves the site is overburdened.

The AES site cannot be relied upon as a housing site in the 6th Cycle Housing Element due to the continuing mandated extension of the use of the power plant due to climate change and inadequate power supply in California, as stated by the California Independent System Operator in recent hearings before the California State Water Resources Control Board. This will be exacerbated as the Diablo Canyon Nuclear Plant is removed from service.

When the AES power plant is finally mandated to cease operations, the California Coastal Commission has established that there are 5.9 acres of active wetlands on the site that must be restored in any redevelopment of the site. In addition to the wetlands, a required buffer from the adjacent land use is likely. The Audubon Society has been conducting bird species surveys of the wetlands on the AES site since the wetland determination was made. To date, over 130 species of birds have been catalogued at the AES site wetlands area, many of them wintering at the site along the Pacific Flyway. With over 90% of the Los Angeles County historical wetlands having been developed, every wetland in southern CA is critical habitat.

Open space and conservation at the AES site is not just critical to wildlife. Redondo Beach is considered "park poor" by State definitions. The State has established a minimum standard need of 3 acres of parkland per 1000 residents as reflected in and authorized by the California Quimby Act. The County of Los Angeles, in the recent study entitled "Los Angeles Countywide Comprehensive Park and Recreation Needs Assessment" published in 2016 determined that Redondo Beach had only 1.4 acres of parkland per 1,000 residents, making it one of the most "park poor" communities in Los Angeles County. This is far below neighboring cities with over 5 acres of parkland per 1,000 residents. Redondo Beach has established 3 acres of parkland per 1,000 residents as its standard, with 5 acres per 1,000 residents as a goal. Yet the City's existing ratio falls well below that. Because the City was subdivided and a significant portion of it built before its parkland standards were established, it has been an ongoing challenge for the City to identify, acquire, and construct new open space to meet its target of even the minimum 3 acres per 1,000 residents. Currently, the City would need to add approximately 50 more acres of park facilities to achieve 3 acres per 1,000 residents given the existing population. Available parcels are scarce, expensive, and small, making it difficult to significantly increase the City's existing ratio. As the City continues to see new accessory

dwelling units and other housing projects, the number of required acres will increase proportionally with the population. This site could accommodate some if not all of the City's shortfall in parkland.

Redondo residents have recognized the value of the AES site as potential parkland for years. The Redondo Beach community has repeatedly shown their commitment to converting what is now known as the AES site to a large park to address Redondo Beach's park needs, and most recently the City's park shortage. Here are examples of efforts over decades that demonstrate the community's intent:

- In 1933 the City produced a plan to convert the site to a recreation area focused on the former Old Salt Lake (California State Landmark No. 373) on the site.
- When housing demand grew dramatically after WWII, those plans were abandoned, the wetlands were filled, and the current power plant was constructed on the site.
- More recently, in 2002, the City of Redondo Beach introduced zoning that would allow 2,998 housing units in the harbor area, largely on the current power plant property. Residents initiated a referendum vote on this City action. In response to the referendum, the City rescinded the zoning effort.
- In 2003, there was an effort to consider the site as a redevelopment area, yet the residents again initiated a referendum vote on the action. The City ultimately rescinded that redevelopment effort. The City then commissioned a public land use alternatives process to define potential reuse of the site. The two resulting visions for the AES site were 1) a park and 2) mixed use with 350 residential units. These visions were put to an advisory vote of the people in 2005. The park vision received more votes than mixed use. The City initially did not act on this advisory vote.
- In 2008, the residents approved an initiative that would require that any major changes in land use be put to a vote of the people.
- In 2010, the City put a zoning change in the harbor area to a vote of the people. The proposed change added parkland as the only "permitted" use on the power plant property. The vote, Measure G, was approved by the voters.
- In 2015, AES qualified an initiative for a zoning change for their site to include residential zoning for 650 units. The residents rejected the initiative.

The voter rejection of housing on the AES site was not a universal objection to housing everywhere. In addition to the consideration of the site for future parkland, a major concern for residential development of the AES site is that it would exacerbate overcrowded arterials throughout the City. Nearly 93% of working Redondo Beach residents commute outside the City to work. The AES site is at least a 20 minute drive from any light rail stop and from freeway access points. Bus transit in the vicinity is more local-serving.

To address traffic and greenhouse gas emissions issues, the City is focusing on multiple large sites near transit and access to the freeway with residential overlays. As well, the City has included sites along 190th Street that are currently utilized as industrial. These sites are surrounded by residential, lend themselves to multifamily residential redevelopment and are also closer to transportation infrastructure. There are also sites of slightly smaller sizes along Pacific Coast Highway in Redondo Beach that have become vacant or are underutilized in

their current use. These are being considered for residential overlays, as well. The residential overlay will allow either the underlying use, the residential use at a gross calculation of density, or both as a mixed use site. Descriptions of those sites are provided in more detail under Section 2.2.4

Housing Affordability and Accessibility

- The City has initiated preparation of an Inclusionary Housing Ordinance.
- The City has and continues to approve and develop Affordable Housing Units. As noted above, there are a number projects either currently under review, approved, or recently developed that include affordable housing units.
    - 219 Avenue I (2 affordable units)
    - Catalina Village (4 affordable units)
    - South Bay Galleria (60 affordable units approved, 70 additional affordable units considered)
    - The Moonstone - Project Homekey (20 affordable units)
    - 122 N. PCH – 43 units (3 affordable)
    - 2901 W. 182nd Street – 163 units (27 affordable)
    - Two AB 2011 projects - 401 S. PCH – 49 units (8 affordable) and Inglewood and 190th Street (project size and affordability to be determined)

- The City has created Interim Housing to Address Homelessness - Pallet Shelters (see description below under "Addressing Homelessness")
- The City has a history developing Assisted Living facilities. The City of Redondo Beach has an inventory of 156 assisted living units (total number of residents of 250), with up to an additional 150 units being considered by Beach Cities Health District, which would bring the total number to 400 assisted living units. Assisted living is permanent housing for most who live in this type of facility, offering the ability to remain in the community yet access the services associated with assisted living. Although these units may not fall under the low or very low income categories, they do provide access to a special type of housing that provides additional services to those in need.
- Senior Housing. There are a number of senior housing developments in Redondo Beach—from affordable to market rate. These are documented in the Housing Element.
- Group Homes and Special Needs Groups. Persons and households with special needs include seniors, persons with disabilities (including persons with developmental disabilities), large households, single-parent households, persons living in poverty, farmworkers and the homeless. These groups may have more difficulty finding affordable housing, and typically are the groups most in need of assistance. Table H-21 in the Housing Element lists the various resources available in Redondo Beach for these special needs groups.

Fair Housing Program

The City of Redondo Beach is committed to promoting fair housing to the community. The Redondo Beach Housing Authority's mission statement is, "To enrich and improve the quality of life in Redondo Beach by providing excellent programs, opportunities, services, and facilities that meet the needs of the community."

All renters and home seekers are entitled to receive equal treatment, regardless of the following: race, color, religion, national origin, sex, marital status, familial status, or age. The City contracts with the Housing Rights Center (HRC) (formerly known as the Westside Fair Housing Council), a nonprofit organization that helps educate the public about fair housing laws and to investigate reported cases of housing discrimination. The HRC is a long-established organization, dedicated to promoting fair housing for all. The City offers the following programs:

- Dispute resolution services related to Landlord/Tenant issues in Redondo Beach. Free of charge.
- Fair housing workshops and informational brochures, in addition to HRC services.
- Section 8 housing and Housing Choice voucher assistance.
- Homelessness services (see "Addressing Homelessness" below).
- Los Angeles Air Force Base Housing Program coordination.
- Resources index for connecting people with the assistance needed.

Affirmatively Furthering Fair Housing is addressed in the Housing Element in Appendix D.

Addressing Homelessness

In 2012, the Redondo Beach Police Department conducted a comprehensive survey of its homeless population, The goal of the survey was to increase the City's knowledge of this diverse population. The survey spotlighted an even greater population of persons experiencing homelessness, with more complex needs than what was previously believed.

In 2014, the City Manager formed a Homeless Task Force comprised of residents of Redondo Beach. The mission of the task force was to find collaborative ways to respond to the challenges faced by those experiencing homelessness, as well as residents, neighborhoods, businesses, schools, nonprofits, churches, and safety agencies. Under the direction of the City Manager, the Task Force made several recommendations, a key component of which was the need to contract with a coordinated outreach provider to ensure that all available services were accessible to those experiencing or at risk of homelessness.

PATH (People Assisting the Homeless) was identified as the City's provider due to their extensive industry network, trained staff, and proven methodology for working with public agencies to address homelessness issues. PATH had previously been selected by the South Bay Cities Council of Governments (SBCCOG) to work with all SBCCOG member cities on homelessness. PATH brings over 30 years of experience to end homelessness for individuals, families, and communities.

Similar to municipalities through the State, the City's homeless population has steadily increased each year, with a corresponding increase in associated calls for Police and Fire

Department services. The increase is partially related to the recent spate of prison release policies at the State level.

Although the demands on Public Safety have increased, the advantage of the partnership with PATH is that the interactions with persons experiencing homelessness can be tailored to their specific needs and that a case file can be started to align a customer with all available services and potential benefits, with the goal of placing the individual into transitional and/or permanent housing. PATH continues to expand on cooperative outreach with local faith-based organizations, such as Harbor Interfaith Services.

Yet, with the continued growth in the homeless population, and logistical complexities with PATH and the faith-based organizations connecting persons experiencing homelessness with the programs they need due to the transient nature of daily activities, in 2019 the Redondo Beach City Council determined that additional resources and local strategies needed to be implemented.

An Enhanced Response Pilot Program was initiated by the City in June 2019 as a response to the impact of homelessness not only on individuals experiencing homelessness but also on residents and the local community. The City sought a variety of creative and novel efforts ranging from innovative policing, modifications to the municipal code, and utilizing the criminal justice system as tools to minimize impacts on the community while striving towards the goal of housing homeless defendants. With the COVID-19 emergencies since 2020, there has been additional need to provide safe care and housing for those experiencing homelessness.

To further the effectiveness of the Redondo Beach Enhanced Response to Homelessness Pilot Program, in 2020, City Council authorized numerous creative initiatives, including the following:

- Homeless Court. Homeless Court assists people experiencing homelessness who suffer from mental illnesses, struggle with substance abuse and addiction, and commit crimes of opportunity. The housing navigators and services brought to Homeless Court assist such individuals to curtail the criminal cycle of drug, alcohol, quality of life, and theft offenses by meeting misdemeanor defendants in Los Angeles County on designated “Homeless Court” dates to offer accessible community services and legal services. These services aim to get defendants housing ready and eventually permanently housed in order to graduate from Homeless Court and get their criminal charges dismissed. CDBG funds cover personnel and non-personnel costs.

- Mental Health Treatment Program. A significant percentage of the Homeless individuals who end up in criminal court have underlying chronic mental health conditions. Mental health treatment is vital and often necessary to get a homeless individual “Housing Ready.” The available treatment facilities are frequently overwhelmed with patients or they are otherwise difficult for homeless defendants to access. Since the inception of Enhanced Response to Homelessness Pilot Program it has been understood that access to Mental Health Services would be an important part

of the program. Fortunately, the City has located a willing partner to address this unmet need. Clear Recovery Center is a South Bay based mental health treatment and substance abuse treatment provider that provides a full continuum of care. Their treatment is individualized, evidence-based and age-specific in order to give their clients the best possible chance at long term recovery. They pride themselves on their expert clinical team who is highly skilled in the latest in evidence-based treatments and therapies. Clear Recovery Center has offered to donate $5,000 per month of professional clinical services for a mental health treatment program to assist the homeless. Additionally, the City has continued to seek funding to purchase additional hours of counseling depending on the level of ongoing demand for these services.

- Transitional Housing. Transitional or bridge housing brings stabilization to people experiencing homelessness and helps them acclimate to a more structured lifestyle that will allow them to take the necessary steps towards permanent housing. Redondo Beach instituted bridge housing, in the design of Pallet Shelter housing, in December of 2020. These Pallet Shelters are individual temporary homeless structures (15 structures total), located at 1521 Kingsdale Avenue in Redondo Beach on the lot where the City's Transit Center is being constructed in the northern part of the City. The Pallet Shelters were initially jointly funded for 6 months by the City of Redondo Beach and the County using Community Development Block Grant funds. In June 2021, the City Council approved an amendment to the funding agreement with the County to continue to provide the shelters.

- Permanent Supportive Housing. The State of California established a program for funding for various housing projects through the Project Homekey program. Century Housing Corporation, a nonprofit housing development organization, is partnering with Los Angeles County as a co-applicant for funding to acquire and renovate a hotel site in south Redondo Beach for permanent supportive housing. On November 9, 2021, the Redondo Beach City Council voted unanimously to support the Homekey Round 2 application from the joint applicants of Century Housing Corporation and Los Angeles County to provide housing for those who are experiencing homelessness or at risk of becoming homeless. The application was approved for funding in early 2022. Acquisition and remodeling to be completed in 2022 to develop 20 units of affordable housing in the form of permanent supportive housing.

On April 13, 2021, the Mayor and City Council voted to make the Enhanced Response to Homelessness Pilot Program permanent and to remain under the City Attorney's Department for the next four years.

These efforts to address homelessness are included in the Housing Element and demonstrate the City's commitment to Affirmatively Further Fair Housing.

Housing Element Document

As described in this Executive Summary, Redondo Beach is already seeking to overcome obstacles to providing housing. From prior zoning efforts and development projects, to planning for ADUs and inclusionary housing, to aggressively finding solutions to

homelessness, the City of Redondo Beach is committed to providing for a broad range of housing types and densities.

This Housing Element will substantiate the City of Redondo Beach's efforts to accommodate the RHNA obligation, provide housing programs to improve access to affordable housing, and ensure that the City is Affirmatively Furthering Fair Housing.

2.2.1 Introduction

The Housing Element represents an awareness of the need within the City of Redondo Beach to assure that housing is provided for all economic segments of the community. The Element also satisfies the legal requirements that housing policy be a part of the General Plan. For the sixth update cycle for jurisdictions in the Southern California Association of Governments (SCAG) region, the Housing Element covers a planning period of October 15, 2021 through October 15, 2029.

A. Community Context

Located in the South Bay region of the greater Los Angeles area, the City of Redondo Beach encompasses about six square miles of land area. Surrounding communities include Manhattan Beach, Hermosa Beach, El Segundo, Torrance, Lawndale, and the Palos Verdes Peninsula.

In 2020, the City population was estimated to be 66,994, an increase of about 0.4 percent from 66,748 since 2010. Redondo Beach offers a mix of housing types. Approximately 41 percent of the City's residential land is designated for single-family compared to 59 percent to multi-family housing. The proportion of single-family residential land use in Redondo Beach is the lowest among its nearby neighbors such as Manhattan Beach, Hermosa Beach, or El Segundo. Single-family homes make up about 54 percent of the housing stock, the multi-family share is approximately 46 percent, and mobile homes comprise less than one percent. However, over two-thirds of the Redondo Beach housing stock is 40 or more years old (built before 1980). Many homes are well maintained though and programs offered by the City to encourage rehabilitation will prevent continued deterioration.

The City has changed demographically throughout the last decade. In 2010, approximately 65 percent of the population was White. The Asian and Hispanic share of the population was 12 percent and 15 percent, respectively. The 2015-2019 American Community Survey (ACS) [1] documented an increase in Hispanic residents to 16 percent of the City population. The share of Asian residents also increased, to 13.5 percent.

B. Role of Housing Element

The Housing Element is concerned with specifically identifying ways in which the housing needs of existing and future resident populations can be met. This Housing Element represents the City of Redondo Beach's sixth Housing Element update and covers a planning period of October 15, 2021 to October 15, 2029. The Housing Element identifies strategies and programs that focus on:

[1] The 2015-2019 ACS developed by the Census Bureau is the primary source of data available for providing a community context. This dataset is the most comprehensive dataset available. However, ACS is a survey of about five percent of the community and extrapolated to represent the entire community. Interpretation of ACS data should focus on relative proportions rather than in absolute numbers, as recommended by the Census Bureau.

- Conserving and improving existing affordable housing;
- Providing adequate housing sites;
- Assisting in the development of affordable housing;
- Removing governmental and other constraints to housing development; and
- Promoting equal housing opportunities.

An important goal of this element is to preserve the character of existing single-family residential neighborhoods and continue to improve the low, medium, and higher density multi-family residential neighborhoods. Diversity in the types of housing in the City is necessary to accommodate a population with varying socioeconomic needs. This Housing Element provides policies and programs to address these issues. The Redondo Beach Housing Element consists of the following major components:

- Introduction: An overview of the purpose and contents of the Housing Element (Section 2.2.1).
- Housing Needs and Resources: An analysis of the demographic and housing characteristics and trends (Section 2.2.2).
- Constraints on Housing Production: A review of potential market, governmental, and environmental constraints to meeting the identified housing needs (Section 2.2.3).
- Housing Resources: An evaluation of resources available to address housing goals (Section 2.2.4).
- Housing Plan: A statement of the Housing Plan to address the identified housing needs, including housing goals, policies and programs (Section 2.2.5).

The Housing Element also includes several appendices that provide detailed background information on the analysis.

C. Public Participation

Participation by all economic segments in the preparation of the Housing Element is important to the City of Redondo Beach and required by State law. Section 65583(c)(7) of the Government Code states, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." This process not only includes residents of the community, but also coordinates participation among local agencies and housing groups, community organizations, and housing sponsors.

The City of Redondo Beach is in the process of updating its General Plan. A General Plan Advisory Committee (GPAC) was established and met 22 times over the course of four years to discuss various topics regarding the General Plan, including a Land Use Plan that reevaluated the City's residential development potential and mixed use policy. GPAC consists of 27 community members and regularly discussed land use, including residential uses, and other issues relating to parks and recreation opportunities.

The City maintains a General Plan update website – PlanRedondo – where the public can obtain background information on the General Plan and information on meetings and outcomes. Additionally, the City regularly updates a dedicated social media page on Facebook and sends regular e-blast updates to over 10,000 email addresses of interested parties.

https://www.redondo.org/depts/community_development/planredondo/default.asp

The various community input opportunities are summarized in Appendix C.

D. Availability of Housing Element for Public Review

The 2021-2029 Redondo Beach Housing Element was originally adopted on October 5, 2021 and submitted to HCD for review on October 7, 2021. On January 5, 2022, HCD completed its review of the adopted Housing Element and determined that additional revisions are necessary to comply with State law. The City made the revised Housing Element available on City website for public review on February 1, 2022. Notifications were sent to the City's list of stakeholders and individuals, agencies, and organizations that had previously commented on the Housing Element. On February 8, 2022, the City Council adopted the revised Housing Element.

On April 12, 2022, HCD completed its review of the draft Housing Element as revised and determined that additional revisions are still necessary to comply with State law. The City revised the Housing Element based on that April 12, 2022 letter and made the revised document available on the City website for public review on June 23, 2022. Notifications were sent to the City's list of stakeholders and individuals, agencies, and organizations that had previously commented on the Housing Element. On June 29, 2022, the City posted an updated version of the Revised Housing Element for public review. On July 5, 2022, the City Council adopted the revised Housing Element at a public hearing.

On January 6, 2026, the City made available a proposed amendment to the adopted Housing Element for a seven-day public review on City website. An eblast to email addresses on the City's list of interested parties and those previously commented on the Housing Element was also sent out on January 6, 2026.

During the seven-day public review period for the proposed amendment to the 6th cycle Housing Element, the City received emailed comments from two residents and a comment letter from South Bay Forward, Abundant Housing, and League of Women Voters.

One resident questioned the lack of mention of the LBGTQIA+ community in the Housing Element and the focus of development along the Artesia Corridor. Only specific groups are defined as special needs in State Housing Element law, which do not include the LBGTQIA+ community. While the City recognizes the presence of this population, for housing purposes, their needs are similar to other households and the City celebrates the diversity of its residents by providing a variety of housing opportunities. Through the General Plan update, the City expanded housing opportunities throughout the City, not targeting the Artesia

Corridor. This specific amendment does not propose any significant capacity increase beyond that already considered by the adopted General Plan and EIR.

Another resident commented on the processing of this proposed amendment, specifically that the seven-day public review was not adequate for the public to consider the impacts of the proposal. The City recognizes that the proposed amendment makes some technical changes to the zoning. However, the nature and character of the potential development remain similar to that originally proposed and adopted by the General Plan. Furthermore, the City will not be adopting this amendment until State HCD has completed its required review (which may take up to 60 days). The public is welcome to provide comments to the City during the State review.

The letter from South Bay Forward, Abundant Housing, and League of Women Voters provides the following comments:

- Placing the majority of potential units along Hawthorne Boulevard does not meet the mandate to "replace segregated living patterns."
- City should place denser housing near South Redondo schools, parks, and walkable corridors.
- Sites in the Housing Element should be ministerial (by right)
- City should not continue to count applications as credits in the Housing Element and later deny the projects.
- City should reconsider the AES and BCHD sites.

This proposed amendment only seeks to clarify the zoning for specific sites (removing the use of overlays as a tool) and to update status of project applications on Housing Element sites in order to accurately reflect units that can be credited toward the City's RHNA. The net change in unit capacity is minimal compared to that already approved by the State HCD and adopted by the General Plan. Future housing development in the City should be consistent with the General Plan and Zoning Code, as amended. However, future housing development is not limited to only sites identified in the Housing Element, as evidenced by the additional project entitlements identified in this amendment that were not previously listed in the adopted Housing Element.

E. Relationship to Other General Plan Elements

The Housing Element is one of the mandated elements of the General Plan, and internal consistency is required between all the elements. For example, the inclusion of adequate sites to meet future housing needs identified in the Housing Element must be consistent with residential land use and density policies in the Land Use element and with infrastructure policies in the Circulation element and other elements of the General Plan.

The City is in the process of conducting updates to the: Land Use Element, Safety Element (inclusive of the Noise Element), Conservation, Parks and Recreation, and Open Space, and Environmental Justice Elements of the City's General Plan. This Housing Element is consistent with the Preferred Land Use Plan developed as part of the General Plan update.

The City will conduct a comprehensive environmental review of the recommended Land Use Plan as part of the review process for Land Use Element update.

2.2.2 Housing Needs and Resources

To assess the housing needs of the City of Redondo Beach, it is important to know the characteristics of the population and the existing housing stock. The following community housing profile is based on HCD Pre-Certified Local Housing Data developed by the Southern California Association of Governments (SCAG) and supplemented with data obtained from the Census, American Community Survey (ACS), and other sources.

A. Population

1. Population Growth Trends

Population within the City of Redondo Beach grew rapidly between 1900 and 1970 (see Table H-1). This period of rapid population growth, however, was followed by a period of much slower growth from 1970 to the present. Furthermore, about one-half of the reported population growth during the 1980s was the result of the annexation of the Clifton Heights area in 1982. Since 1990, the City's population has increased by approximately five percent every decade until recently. The 2020 population is estimated at 70,242 by the State Department of Finance (DOF), an increase of 5.2 percent since the 2010 Census, reflecting the built out character of the community.

Table H-1: Population Growth (1900-2020)

Year	Population	% Change
1900	855	---
1910	2,935	243.3
1920	4,913	67.4
1930	9,347	90.3
1940	13,092	40.1
1950	25,226	92.7
1960	46,986	86.3
1970	56,075	19.3
1980	57,102	1.8
1990	60,167	5.4
2000	63,261	5.1
2010	66,748	5.5
2020	70,242	5.2

Sources: Bureau of the Census (1900-2010) and State Department of Finance (2020).

2. Housing Growth Trends

Relative to population growth, housing units and households have seen more dramatic increases since 1960 (Table H-2). From 1960 to 1970, the number of housing units and households increased 30 percent and 29 percent, respectively; whereas, the City's population increased only 19 percent during this same period. Significant housing unit and household growth continued into the 1970s, before slowing considerably in the years following 1980. Between 2000 and 2010, 1,066 housing units were added to the City's housing stock, representing an increase of four percent. However, between 2010 and 2020, the City population increased 5.2 percent along with a housing growth of 1.3 percent. The number of households (occupied housing units) increased 1.6 percent.

Table H-2: Population, Housing and Household Growth Trends (1960-2020)

Year	Population	% Change	Housing Units	% Increase	Households	% Increase
1960	46,986	n/a	15,579	n/a	14,522	n/a
1970	56,075	19.3	20,251	30.0	18,795	29.4
1980	57,102	1.8	25,867	27.7	24,637	31.1
1990	60,167	5.4	28,220	9.1	26,717	8.4
2000	63,261	5.1	29,543	4.7	28,566	6.9
2010	66,748	5.5	30,609	3.6	29,011	1.6
2020	70,242	5.2	30,999	1.3	29,472	1.6

Sources: Bureau of the Census (1960-2010) and State Department of Finance (2020)

3. Age Distribution

A population's age characteristics are also an important factor in evaluating housing needs and determining the direction of future housing development. Typically, distinct lifestyles, family types and sizes, incomes, and housing preferences accompany different age groups. As people move through each stage of life, housing needs and preferences change. For example, young householders without children usually have different housing preferences than middle-age householders with children or senior householders living alone. Redondo Beach residents under 18 years of age represented 16.2 percent of the population, lower than the County share of 18.8 percent. The population aged 55 years and older expanded during this time period.

The age distribution of the City's population between 2000 and 2019 is depicted in Table H-3 and shown alongside the age distribution for the County of Los Angeles. The proportion of the population under 20 years old increased, especially during the last decade, while the population between the ages of 20 and 54 (working age) decreased during the same period. The population aged 55 years expanded during this time period.

Table H-3: Age Distribution in Percent (2000-2019)										
Age Group	Redondo Beach					County of Los Angeles				
	% Share in Population			Change in Proportional Share		% Share in Population			Change in Proportional Share	
	2000	2010	2019	2000-2010	2010-2019	2000	2010	2019	2000-2010	2010-2019
Under 5	5.7	6.3	9.1	0.6	2.8	7.8	6.6	5.8	-1.2	-0.8
5-19	14.6	14.7	16.2	0.1	1.5	23.2	21.0	18.8	-2.2	-2.2
20-34	25.5	21.1	17.9	-4.4	-3.2	24.0	22.7	23.7	-1.3	1.0
35-54	37.7	35.2	31.4	-2.5	-3.8	28.05	28.5	27.2	0.45	-1.3
55+	16.5	22.7	25.3	6.2	2.6	17.0	21.2	24.3	4.2	3.1
Median Age	36.7	39.3	38.7	2.6	-0.6	32.0	34.8	37.0	2.8	2.2
Sources: Bureau of the Census (1960-2010) and ACS 2019 1-Year estimate										

4. Race and Ethnicity

Household characteristics, income levels, and cultural backgrounds tend to vary by race and ethnicity, often affecting housing needs and preferences. In general, Hispanic and Asian households exhibit a greater propensity than White households for living with extended family members, which often leads to increased household size.

Since 2000 the City's population has become more racially/ethnically diverse. Approximately 60 percent of Redondo Beach residents in 2019 were non-Hispanic Whites, compared to 65.2 percent in 2010 (Table H-4), and 70.8 percent in 2000. The Asian population increased from 9 percent of the total population in 2000 to 13.5 percent in 2019. And, the Black population also increased very slightly from 2.4 percent of the total population in 2000 to approximately 3.1 percent in 2020. The City's Hispanic population increased from approximately 13.5 percent of the total population in 2000 to 16 percent in 2019. Overall, the racial and ethnic composition of Redondo Beach residents differs from the County profile. The County of 10 million people has a more diverse profile, although the often the different racial/ethnic groups also tend to concentrate in different subregions.

Table H-4: Race and Ethnicity (2000-2019)							
Race/Ethnicity	2000		2010		2019		2019
	Number	%	Number	%	Number	%	LA County %
Not of Hispanic Origin							
Total	54,737	86.5	56,606	84.8	56,652	84.0	51.4
White	44,819	70.8	43,531	65.2	40,679	60.3	25.9
Black	1,531	2.4	1,772	2.7	2,111	3.1	7.7
Asian	5,677	9.0	7,858	11.8	9,101	13.5	14.5
Native American	185	0.3	163	0.2	183	0.3	0.2
Other	2,525	4.0	3,282	4.9	4,578	6.8	3.1
Hispanic Origin							
Total	8,524	13.5	10,142	15.2	10,771	16.0	48.6
White	4,916	7.8	6,274	9.4	7,174	10.6	26.3
Black	61	0.1	80	0.1	217	0.3	0.3
Asian	79	0.1	146	0.2	38	0.1	0.2
Native American	110	0.2	128	0.2	101	0.1	0.0
Other	3,358	5.3	3,514	5.3	3,241	4.8	21.8
TOTAL	63,261	100.0	66,748	100.0	67,423	100.0	100.0
Source: Bureau of the Census (1990-2010) and 2015-2019 ACS.							

5. Employment

The Census provides employment information about the City's residents, including the number of persons employed in a particular industry and whether they are employed by businesses either outside or within their community. In 2019, 39,166 Redondo Beach residents aged 16 and over were in the labor force, representing a participation rate of 72.5 percent. About 2.7 percent of the City's residents were unemployed, a decrease from the unemployment rate of 4 percent in 2000. COVID-19, however, has significantly impacted the employment situation in Redondo Beach, along with most communities in California. In June 2020, the unemployment rate in Redondo Beach was reported at 13.7 percent. Recovery is underway, with April 2021 unemployment rate reported at 8.2 percent, according to the State Employment Development Department. The City's pre-COVID unemployment rate was 4.7 percent in March 2020.

The types of jobs held by Redondo Beach residents in 2019 are shown in Table H-5. The most noticeable change is the increase in the number of residents employed in management and professional occupations, which accounted for 60.5 percent of jobs in 2019 and 53.1 percent of jobs in 2000, and the decrease in sales and office occupations from 26.5 percent to 20.6 percent during the same period.

Table H-5: Jobs Held by Redondo Beach Residents				
Job Category	2000		2019	
	Number	%	Number	%
Management, Business, Science, and Arts Occupations	20,249	53.1	22,712	60.5
Service Occupations	3,827	10.0	3,819	10.2
Sales and Office Occupations	10,092	26.5	7,745	20.6
Natural resources, construction, and maintenance occupations	2,073	5.4	1,174	3.1
Production, transportation, and material moving occupations	1,865	4.9	2,121	5.6
Total Employed Persons (16 Years & Over)	38,106	100.0	37,571	100.0
Source: Bureau of the Census, 2015-2019 ACS.				

Certain occupations are associated with higher earned incomes. Legal and managerial occupations, for example, were the highest paying occupations in the Los Angeles Metropolitan region during the first quarter of 2020 (Table H-6). By contrast, farming and food preparation occupations were among the lowest paid occupations. In 2015-2019, a large proportion of Redondo Beach residents (60.5 percent) were employed in typically high earning occupations (Table H-5). Government and retail employers accounted for four of the top ten principal employers in the City in 2019 (Table H-7).

Table H-6: Average Yearly Salary by Occupation, Los Angeles County (2020)	
Occupations	**Average Salary $**
Legal	132,856
Management	136,326
Architecture and Engineering	103,803
Healthcare Practitioners and Technical	100,721
Computer and Mathematical	102,452
Arts, Design, Entertainment, Sports and Media	88,286
Business and Financial Operations	85,014
Life, Physical and Social Science	93,101
Education, Training and Library	71,575
Community and Social Service	81,283
Construction and Extraction	61,850
All Occupations	**62,005**
Protective Service	63,863
Installation, Maintenance and Repair	57,329
Sales	37,107
Office and Administrative Support	46,702
Transportation and Material Moving	42,940
Healthcare Support	34,776
Production	53,095
Farming, Fishing and Forestry	36,515
Building, Grounds Cleaning, and Maintenance	27,885
Personal Care and Service	37,086
Food Preparation and Serving Related	32,237
Source: State Employment Development Department, 2020	

Table H-7: Principal Employers (2020)		
Employer	**Industry**	**Number of Employees**
Northrop Grunman (TRW)	Manufacturing	6,045
Redondo Beach Unified School District	Education	868
City of Redondo Beach	Government	402
The Cheesecake Factory	Restaurant	261
United States Post Office	Government	260
Target Store	Retail	241
Macy's (Robinson's May)	Retail	232
DHL Global Forwarding	Shipping	227
Frontier	Communications	164
Silverado Beach Cities	Residential Care	140
Source: City of Redondo Beach, FY 2020 CAFR.		

B. Households

1. Household Composition

A household is defined as all the people occupying a dwelling unit, whether or not they are related. A single person living in an apartment, or a married couple with children in a single-family dwelling, are each considered a household. Since different types of households need or prefer different types of housing, this information can be useful in assessing the types of housing needed in the City.

Table H-8 compares the types of households in Redondo Beach over time since 2000. Households are classified as "family" households or "non-family" households. "Family" households are those in which the head of household lives together with one or more related persons. "Non-family" households consist of a group of unrelated persons or a single person living alone.

The number of households in Redondo Beach has decreased over time and the household composition had shifted somewhat. In 2019, Redondo Beach had more family (61 percent) than non-family (39 percent) households (Table H-8). The number of families in the City has increased while the number of people living in non-family households decreased.

Table H-8: Changes in Household Types (2000-2019)

Household Types	2000		2010		2019		Percent Change			
							2000-2010		2010-2019	
	#	%	#	%	#	%	#	%	#	%
Families	15,330	53.6%	16,011	56.1%	16,684	60.9%	681	4.4%	673	4.2%
Married w/ Children	5,015	17.5%	7,877	27.6%	6,363	23.0%	2,862	57.1%	-1,514	-19.2%
Married w/o Children	6,683	23.4%	4,452	15.6%	7,233	20.0%	-2,231	-33.4%	2,781	62.5%
Other Families	3,632	12.7%	3,682	12.9%	3,088	11.9%	50	1.4%	-594	-16.1%
Non-Families	13,264	46.4%	12,259	43.9%	10,799	39.1%	-1,005	-7.6%	-1,460	-11.9%
Single	9,445	33.0%	9,618	33.7%	8,355	29.8%	173	1.8%	-1,263	-13.1%
Other Non-Families	3,819	13.4%	2,911	10.2%	2,444	9.3%	-908	-23.8%	-467	-16.0%
Total Households	28,594	100.0%	28,540	100.0%	27,663	100.0%	-54	-0.2%	-877	-3.1%

Source: Bureau of the Census, 2015-2019 ACS.

2. Household Size

Household size affects the housing needs of a community and may indicate the presence of potential housing problems, such as overcrowding. The average size of Redondo Beach households declined over time from a peak of 3.29 persons (in 1960) to 2.21 persons (in 2000), but bounced back slightly to 2.29 persons in 2010 (Table H-9). This trend continued in 2019 (2.43 persons). Household size in the City is smaller than the 2019 countywide average of 2.96 persons. This is consistent with the small increase in population but 3.3 percent decrease in the number of households.

Table H-9: Persons per Household	
Year	Persons Per Household
1960	3.29
1970	2.84
1980	2.31
1990	2.25
2000	2.21
2010	2.29
2019*	2.43
Sources: Bureau of the Census (2010); *ACS (2019).	

Nearly one-third (30.2 percent) of all households in the City were comprised of single person households and another one-third (34 percent) had only two persons (Table H-10). Household size also varied by tenure, with owner-occupied units averaging 2.4 persons per units and renter-households averaging approximately 2.1 persons per unit. Furthermore, about 22.3 percent of owner-occupied units were comprised of four or more persons in 2019, while about 16 percent of renter-occupied units had four or more persons.

Table H-10: Persons in Household by Tenure (2019)						
Household Size	All Households		Owner-occupied units		Renter-occupied units	
	Number	%	Number	%	Number	%
1 Person	8,355	30.2	3,386	23.4	4,987	37.5
2 Persons	9,400	34	5,016	34.9	4,384	33
3 Persons	4,597	16.6	2,781	19.4	1,816	13.7
4 Persons or more	5,311	19.2	3,200	22.3	2,111	15.9
Source: ACS 2015-2019.						

3. Household Income

Median household income in Redondo Beach has increased since 2000 and is related to the City's favorable coastal location and high real estate values. Household, family, and per capita income have all increased over the past two decades (Table H-11). While the increase is less over the past five years in Redondo Beach than over the fifteen years prior, incomes remain substantially higher than levels than the County (Table H-12).

Table H-11: Income Level Increases, Redondo Beach (2000-2019)

	2000	2015	2019	Increase		% Increase	
				2000-2015	2015-2019	2000-2015	2015-2019
Median Household Income	$69,173	$105,145	$113,499	$35,972	$8,354	52.0	7.9
Median Family Income	$80,543	$122,895	$140,227	$42,352	$17,332	52.6	14.1
Per Capita Income	$38,305	$53,001	$62,528	$14,696	$9,527	38.4	18.0

Source: Bureau of the Census (2000); American Community Survey (2015-2019 5-year estimates)

Table H-12: Income Level Increases, Los Angeles County (2000-2019)

	2000	2015	2019	Increase		% Increase	
				1990-2000	2015-2019	2000-2015	2015-2019
Median Household Income	$42,189	$56,196	$72,797	$7,224	$14,007	33.2	24.9
Median Family Income	$46,452	$62,703	$81,912	$7,417	$16,251	35.0	25.9
Per Capita Income	$20,683	$28,337	$36,044	$4,534	$7,654	37.0	27.0

Source: Bureau of the Census (2000); American Community Survey (2015-2019 5-year estimates)

To facilitate the analysis of income distribution among households in communities, the State Department of Housing and Community Development (HCD) groups households into categories by income. Income categories are determined as a percentage of the Area Median Income (AMI) and then adjusted for household size in the following manner:

- Extremely Low Income – 0 to 30 percent AMI
- Very Low Income – 31 to 50 percent of the AMI
- Low Income – 51 to 80 percent of the AMI
- Moderate Income – 81 to 120 percent of the AMI
- Above Moderate Income – above 120 percent of the AMI

As shown below, according to the Southern California Association of Governments (using 2014-2018 ACS data), approximately 22 percent of the City's households earned lower incomes, 11 percent earned moderate income, while approximately 67 percent earned above moderate incomes. In comparison, countywide 41 percent of the households earned lower income and 42 percent earned above moderate income.

Table H-13: Households by Income Group (2018)		
Classification	Redondo Beach	Los Angeles County
	%	%
Very Low Income	13	26
Low Income	9	15
Moderate	11	16
Above Moderate	67	42
Total	100.0	100.0
Source: SCAG RHNA Calculator, March 2021.		

C. Housing Problems

The CHAS data also provides detailed information on housing needs by income level for different types of households in Redondo Beach. The latest detailed CHAS data, based on the 2013-2017 ACS, is displayed in (Table H-14). Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

The types of problems vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing problems (43.6 percent) compared to owner-households (38.1 percent).
- Large families who were owners (57.2 percent) and elderly renters (60.3 percent) had the highest level of housing problems regardless of income level.
- Very low income and extremely low income renter-households had the highest incidence of housing problems (91.1 percent and 82.1 percent, respectively).

Table H-14: Housing Assistance Needs of Lower Income Households (2013 to 2017)									
Household by Type, Income, and Housing Problem	Renters				Owners				Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	510	195	15	1,370	470	115	0	695	2,065
% with any housing problem	88.2%	87.2%	100.0%	82.1%	83.0%	78.3%	0%	82.0%	82.1%
% with cost burden >30%	88.2%	79.5%	0.0%	79.9%	81.9%	78.3%	0%	80.6%	80.1%
% with cost burden > 50%	72.5%	79.5%	0.0%	74.1%	72.3%	60.9%	0%	69.8%	72.6%
Very Low Income (31-50% AMI)	450	645	15	1,520	735	160	25	995	2,515
% with any housing problem	74.4%	96.9%	100.0%	91.1%	55.1%	93.8%	16.0%	62.2%	79.7%
% with cost burden >30%	74.4%	96.9%	100.0%	91.1%	55.1%	93.8%	16.0%	62.7%	79.9%
% with cost burden >50%	64.4%	60.5%	100.0%	70.1%	40.1%	81.3%	16.0%	47.1%	61.0%
Low Income (51-80% AMI)	285	810	55	1,685	570	230	35	950	2,635
% with any housing problem	78.9%	88.3%	100.0%	89.6%	51.8%	58.7%	100.0%	55.3%	77.2%
% with cost burden >30%	75.4%	88.3%	100.0%	89.3%	52.6%	60.9%	97.1%	56.2%	77.4%
% with cost burden > 50%	29.8%	29.0%	0.0%	31.5%	25.4%	39.1%	11.4%	29.9%	30.9%
Moderate/Upper Income (>80% AMI)	760	4,140	530	9,265	2,565	6,510	515	11,335	20,600
% with any housing problem	26.3%	21.7%	37.7%	21.8%	24.0%	22.5%	56.3%	25.1%	23.6%
% with cost burden >30%	25.0%	16.9%	13.0%	17.5%	23.6%	22.4%	48.5%	24.6%	21.4%
% with cost burden > 50%	4.6%	1.2%	0.0%	1.4%	6.2%	5.4%	9.7%	6.3%	4.1%
Total Households	2,005	5,790	615	13,840	4,340	7,015	575	13,975	27,815
% with any housing problem	60.3%	41.6%	46.3%	43.6%	39.3%	26.2%	57.2%	32.6%	38.1%
% with cost burden >30%	59.4%	37.9%	22.6%	40.5%	39.1%	26.2%	50.1%	32.2%	36.3%
% with cost burden > 50%	38.9%	14.3%	2.4%	19.8%	21.7%	9.1%	10.1%	14.0%	16.9%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.
Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017 ACS data.

1. Cost Burden

It is important to identify the rate of housing cost burden in a community in order to assess the availability of affordable housing. Cost burden is defined as households paying more than 30 percent of their income for housing. When a household overpays for housing, it has less available income for other necessities such as healthcare, food, and transportation, thereby impacting quality of life.

As shown in Table H-14, the prevalence of cost burden generally increases as income decreases. Cost burden impacted extremely low and very low income households almost equally, and renter-households were more impacted by cost burden than owner-households overall.

In terms of household type, cost burden was almost indiscriminate, impacting virtually all household types in the extremely low and very low income levels, although low income elderly owner households were less affected by cost burden than other types of households.

2. Overcrowding

The State Department of Housing and Community Development (HCD) defines overcrowding as a household with more than one person in a room (excluding bathrooms and the kitchen). Severe overcrowding is more than 1.5 persons per room. Overcrowding occurs when there are not enough adequately sized housing units in a community that are affordable to households with various income levels. When this occurs, families may live in housing units that are too small in order to afford other necessities or they may "double-up" with other families. Overcrowding is a serious health and safety concern and must be addressed appropriately.

Table H-15 shows that overcrowding in the City has declined dramatically since 1990. This may be partly due to the replacement of many traditional family households with single-person and single-parent family households. Between 2015 and 2019, approximately 2.2 percent of all units in the City were overcrowded. By comparison, about 11.1 percent of all units in Los Angeles County were overcrowded.

Table H-15: Overcrowded Housing Units (1980-2019)

	1990	2000	2011-2015	2015-2019
Total Occupied Units	26,717	28,566	27,733	27,663
Total Overcrowded	1,099	1,201	493	603
Percent Overcrowded	4.1	4.2	1.8	2.2

Source: Bureau of the Census (1970, 1980, 1990, and 2000) and American Community Survey (2011-2015; 2015-2019).

The incidence of overcrowding varies by tenure. In Los Angeles County, 16.2 percent of renters face severe overcrowding, while 11.3 percent of owners according to the 2015-2019 ACS. The majority of overcrowded units in Redondo Beach (76.6 percent) had between 1.0 and 1.5 persons per room. Severely overcrowded (more than 1.5 persons per room) households made up the remaining 23.4 percent of overcrowded units. This information is summarized in Table H-16.

Overcrowding typically occurs when there is a lack of housing of the right size and the right price to accommodate the larger households in the City. The number of households in the City with more than five persons has only slight decreased in recent years, making it more difficult for these households to find and afford an adequately sized unit. In 2010, there were 5.6 percent large households in the City (households with five or more members) compared to 5.1 percent in 2019.

Table H-16: Overcrowded Housing Units (2011-2019)

Category	2011-2015		2015-2019	
	Number	%	Number	%
Occupied Housing Units	27,733	100%	27,633	100%
Overcrowded Units	493	1.8%	603	2.2%
Owner-occupied	109	22.1%	172	28.5%
Renter-occupied	384	77.9%	431	71.5%
Units with 1.01-1.50 persons/room	398	80.7%	462	76.6%
Units with 1.51-2.00 persons/room	78	15.8%	102	16.9%
Units with 2.01 or more persons/room	17	3.45%	39	6.5%
Source: American Community Survey (2011-2015; 2015-2019).				

D. Special Needs Groups

Certain segments of the population have greater difficulty in finding decent, affordable housing due to special circumstances including income, employment, disability, or family characteristics, among other things. Persons and households with special needs include seniors, persons with disabilities (including persons with developmental disabilities), large households, single-parent households, persons living in poverty, farmworkers and the homeless. These groups may have more difficulty finding affordable housing, and typically are the groups most in need of assistance. Table H-17 summarizes Redondo Beach's special needs population and Table H-21, located at the end of this section, provides an inventory of resources available to serve these groups.

Table H-17: Special Needs Population (2015-2019)				
Special Needs Group	# of Persons or Households	# of Owners	# of Renters	% of Total Households or Persons
Households w/ members age 65+	8,913	--	--	13.2
Elderly (65+) headed households	5,793	4,444 (30.9%)	1,349 (10.2%)	20.9
Elderly living alone	2,683	1,678 (12.0%)	992 (7.3%)	9.7
Disabled persons	4,369	--	--	6.5
Large households (5+ persons)	1,412	691 (48.9%)	721 (51.1%)	5.1
Single-Parent Households	3,283	--	--	11.8
Female headed households with children	2,111	--	--	7.6
Residents living below poverty*	2,629	--	--	3.9
Farmworkers	0	--	--	--
Homeless*	176	--	--	<1
Source: 2015-2019 ACS, *2020 Greater Los Angeles Homeless Count Report, LAHSA				

Seniors

Seniors face unique housing circumstances because of three factors: a limited or fixed income; health care costs; and disabilities. Between 2015 and 2019, 8,913 Redondo households included senior members (age 65 and over), representing 13.2 percent of the City's total households. Furthermore, approximately 5,793 Redondo Beach households (20.9 percent of total households) were headed by persons over age 65. Of all owner-households, 30.9 percent were headed by seniors and of all renter-households, 10.2 percent were headed by seniors.

Many seniors are retired and/or living on fixed incomes and may not be able to afford major home repairs or large increases in rent. Between 2015 and 2019, 2,629 people living below the poverty level in Redondo Beach, and approximately seven percent were seniors. As shown in Table H-14, 60 percent of elderly renter-households experienced housing problems, in comparison to 40 percent of elderly owner-households. Approximately 60 percent of elderly renter-households had a cost burden greater than 30 percent.

Resources Available

The special needs of seniors can be met through a range of services, including congregate care, rent subsides, shared housing, and housing rehabilitation assistance. According to Community Care Licensing Division records, as of May 2021, six residential care facilities for the elderly offer a combined capacity of 282 beds.

The City's Community Services Department provides programs, services, information, and referrals that promote physical and mental health for the expanding senior population in the City. Senior residents have access to services at multiple Senior Center locations at Anderson Park, Perry Park, and Veterans Park. Additional resources are detailed in Table H-21.

Persons with Disabilities

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents in Redondo Beach have disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. An additional segment of residents suffers from disabilities that require living in an institutional setting. Because of these conditions, persons with disabilities have special housing needs.

According to 2015-2019 ACS data, disabled persons make up approximately 6.5 percent of the population in Redondo Beach. Between 2015 and 2019, 45 percent of the City's population with disabilities was made up of residents aged 65 and older, while 51 percent were aged 18 to 64. Of the residents 65 years and older, ambulatory, hearing and independent living difficulties were prevalent (Table H-18).

Disabled individuals have unique housing needs because they may be limited in mobility or ability to care for themselves. In addition, the earning power of disabled persons may be limited. Their housing need is compounded by design and location requirements which often increase housing costs. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, and other interior and exterior design features. Affordable housing and housing programs that address accessibility can assist persons with disabilities.

The housing needs of disabled persons in Redondo Beach are of particular importance because as a built-out community, about 66 percent of the City's housing units were more than 40 years old and another 25 percent reaching at least 30 years old during this Housing Element planning period. Therefore, the majority of the City's housing stock does not comply with the American with Disabilities Act for accessibility. Housing options for persons with disabilities in the community are limited.

Table H-18: Disability Status of Persons Over Age 5 (2015-2019)				
Disability Type	% of Disabilities Tallied			
	Age 5 to 17	Age 18 to 64	Age 65+	Total
With a hearing difficulty	21.3%	14.3%	23.0%	18.5%
With a vision difficulty	13.2%	11.6%	8.5%	10.3%
With a cognitive difficulty	39.2%	21.1%	11.3%	17.4%
With an ambulatory difficulty	13.2%	23.6%	31.8%	26.9%
With a self-care difficulty	13.1%	9.5%	7.1%	8.6%
With an independent living difficulty	--	19.9%	18.3%	18.3%
Total Persons with Disabilities	357	4,319	3,819	8,495
Note: 1. Persons under 5 years of age are not included in this table. 2. Persons may have multiple disabilities. Source: American Community Survey (2015-2019).				

Persons with Developmental Disabilities

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by the Section 4512 of the Welfare and Institutions Code, "developmental disability" means "a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature." This definition also reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

In Redondo Beach, there are 342 people with developmental disabilities according to the State of California Department of Developmental Services (Table H-19). This represents 0.5 percent of the total population of the City and is about evenly split between adult and children. Furthermore, about 80 percent of these individuals were residing in private home with their parent or guardian and 12 percent were living in a Community Care Facility.

Table H-19: Persons with Developmental Disability by Age and Zip Code			
Zip Code	00-17 yrs	18+ yrs	Total All Ages
90277	107	82	189
90278	74	79	153
State of California Department of Developmental Services Consumer Count by California ZIP Code and Age Group Regional Center and Early Start Consumers, December 2020			

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because

developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Resources Available

From a housing perspective, there are several different housing needs of disabled persons. For those disabled with a developmental or mental disability, one of the most significant problems is securing affordable housing that meets their specialized needs. Housing needs can range from institutional care facilities to facilities that support partial or full independence (such as group care homes). Supportive services such as daily living skills and employment assistance need to be integrated into the housing situation also. The disabled person with a mobility limitation requires housing that is physically accessible.

According to the State's Community Care Licensing Division records, there are six residential care facilities for the elderly in Redondo Beach, with a combined capacity of 282 beds and three adult residential care facilities which provide a capacity for 108 beds. The City's Community Services Department offers a wide range of programs, services, information and referrals to help persons with disabilities. Table H-21 details further assistance programs/services that are available to disabled residents in the City of Redondo Beach.

The Harbor Regional Center provides services for persons with disabilities. It provides support, information, and opportunities for its clients and their families. The Regional Center offers free intake and assessment services and coordinate services (such as mental health, employment, housing options) for the clients based on needs.

Large Households

Large households are defined as those consisting of five or more persons in the same dwelling unit. Large households typically need larger homes with extra rooms in order to avoid overcrowding. While construction trends over recent years have increasingly included the provision of large units, often these larger units are not affordable to large households. It is not uncommon for large, lower income households to save on housing costs by residing in smaller units, resulting in overcrowded living conditions.

As shown earlier in Table H-17, 5.1 percent of Redondo Beach households were considered large households in 2019. The proportion of large households has been steadily declining, from 5.6 percent in 2010, to 5.2 percent in 2015, and 5.1 percent in 2019. Most of these large households (51 percent) rented their homes, while 49 percent owned their homes. The overwhelming majority of households in the City continue to be smaller households.

Lower income large renter-households usually face a number of housing problems, including cost burden, overcrowding, and deteriorated housing conditions. According to data from 2013-2017 on the housing needs of lower income households (Table H-14), 46 percent of all large renter-households and 57 percent of all large owner-households were experiencing housing problems.

Resources Available

The City's large households can benefit from City programs and services that provide assistance to lower and moderate income households in general, such as the Housing Choice Voucher program, which offers rental assistance to residents. Table H-21 lists additional resources that may be beneficial to the City's large households.

Single Parent Households

Single-parent households often require special consideration and assistance as a result of their greater need for affordable housing and accessible day-care, health care, and other supportive services. Female-headed households with children, in particular, tend to have lower incomes than other types of households. Because of their relatively low income, such households often have limited housing options and restricted access to supportive services.

According to the Census, six percent of Redondo Beach households were single-parent households in 2010 and 11.8 percent were single-parent households in 2019 (Table H-20). There were more female-headed single-parent households than male-headed single-parent households in both 2010 and 2019. According to 2015-2019 ACS data, 5.5 percent of female-headed single-parent households were living below the poverty level.

Table H-20: Single-Parent Households

Household Type	2010		2019	
	#	%	#	%
Single Male with Children	508	1.8	1,172	4.2
Single Female with Children	1,200	4.1	2,111	7.6
Total Single Parent Households	1,708	5.9	3,283	11.8
Total Households	29,011	100.0	27,621	100.0

Source: American Community Survey (2015-2019).

Resources Available

Limited household income constrains the ability of these households to afford adequate housing and provide for childcare, health care, and other necessities. Finding adequate and affordable childcare is a pressing issue for many families with children. Affordable housing needs of single-parent households are addressed through the City's affordable housing programs, including Housing Choice Vouchers, and Table H-21 lists youth services and assistance services for households with limited income that may be beneficial to single-parent households.

Residents Living Below the Poverty Level

Families with incomes below the poverty level, typically with extremely low and very low incomes, are at greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations so as to not become homeless. The 2015-2019 ACS identified that about four percent of all Redondo Beach residents are living below the poverty level. Approximately two percent of family households in the City were living in poverty. Similarly, two percent of families with children were also living below the poverty level. These households need assistance with housing subsidies, utility and other living expense subsidies, and other supportive services.

Resources Available

Persons living with incomes below the poverty level can benefit from City programs and services that provide assistance to lower income households in general, such as the Housing Choice Voucher program, which offers rental assistance to residents. Table H-21 lists various assistance services for households living in poverty.

Farmworkers

The 2015-2019 ACS indicates that no residents in the City held jobs in agriculture, forestry, fishing and hunting, and mining. Any low income workers are eligible for community-wide housing programs assisting low income residents.

Homeless

Homelessness is a regional (and national) problem, and in a major metropolitan region, individual municipal governments lack the resources to implement solutions to eliminate homelessness. While the exact number of homeless people in the City on any given night is unknown, a relatively small share of the region's homeless population is found in Redondo Beach. The 2020 Greater Los Angeles Homeless Count, completed by the Los Angeles Homeless Services Authority (LAHSA), estimates that there were 173 people experiencing homelessness in Redondo Beach – a decrease from the 216 people in the City during the 2016 LAHSA homeless count.

Resources Available

There are no emergency shelters in the immediate area for homeless men or women who are not victims of domestic violence. San Pedro operates a residential treatment center, Support for Harbor Area Women's Lives (SHAWL) primarily for homeless women who are substance abusers. This center serves most of the South Bay, including Redondo Beach. SHAWL offers counseling services, substance abuse rehabilitation programs, and assistance for women who want to regain custody of their children.

SHAWL also has two transitional housing facilities that aid women as they transition from the primary six-month program: Haviland House and The Cottages. Haviland House provides 11 beds to women for an additional 18 months to two years. The Cottages was established in 2012 and provides four beds for women and four beds for children.

Second Step Shelter, operated by 1736 Family Crisis Center, is the only transitional housing shelter in Redondo Beach. This shelter provides longer-term transitional housing as well as support services to assist its clientele in making the transition to permanent housing and economic self-sufficiency. All clients receive counseling, parenting education, job training, and housing referrals. The shelter has a capacity of 24 beds.

In September 2020, the Redondo Beach Council voted to move forward with a plan to provide temporary homeless shelters on the lot where the City's Transit Center is being constructed in the northern part of the City. The shelter operations were jointly funded by the City of Redondo Beach and the County using CDBG funds. On June 8, 2021, the City Council approved an amendment to the funding agreement with the County to continue to provide the 15 "pallet shelters" (temporary homeless shelters) at the 1521 Kingsdale site with the potential to increase the number of pallet shelters in the future. The current location will serve as the site until the emergency orders are lifted and then the City Council will decide whether to move the shelters to a different location or have them remain at the Kingsdale site. A zoning change may be needed for the pallet shelters to remain after the emergency orders are lifted. The latest Letter of Agreement extends the program until July 31, 2022 but it allows for extending the term.

Table H-21: Resources for Special Needs Groups		
Special Needs Group	**Program**	**Description**
Female Headed Households and Large Households	Afterschool Playground Program	Non-Custodial Afterschool Playground Program
	South Bay Youth Project	Counseling, parenting classes, youth activities.
Households in Poverty	South Bay One Stop Business and Career Centers	Provide business development resources and facilities, staffing assistance, training and job placement services, labor market information, career assessment, workshops.
	First United Methodist Church—Shared Bread	Warm meals and hygiene items when available.
	St. Paul's United Methodist Church—Project: Needs	Home-style dinner for hungry and food pantry.
	St. Andrew's Presbyterian Church	Sack lunch distribution, clothing and canned goods distribution given out with sack lunches.
	St. James Church	Sack lunches
	St. Lawrence Martyr Church	Food pantry (canned and dry food) and food distribution to local residents.
	Salvation Army	Emergency aid, food, referrals to shelters, information and referral.
	Saturday Lunch Program	Saturday lunches provided and supply of food available on an emergency basis.
	South Bay Community Church of the Brethren	Home-style dinner for hungry
Households in Poverty, Disabled Persons, and the Elderly	City of Redondo Beach Section 8	Housing assistance payments on behalf of eligible elderly and very low income families, and disabled persons
	Utility Users Tax Exemption	City tax removed from utility bills. Eligibility based on income, age and/or disability.
Disabled Persons	Access Services	Transportation service throughout Los Angeles county for individuals with disabilities.
Elderly and Disabled Persons	The WAVE	Transportation for registered Hermosa and Redondo Beach residents, who are either seniors (62 and over) or disabled.
	Gardena Special Transit	Provides lift-equipped vehicles to transport Gardena residents age 60 and above and/or disabled.
	Nutrition Program	Senior lunch program available five days a week at two separate sites.
	Income Tax Assistance	Free assistance filing income tax returns for older adults and disabled persons.
Source: City of Redondo Beach, 2021.		

E. Housing Stock

1. Housing Unit Type

The mix of housing units in Redondo Beach has changed significantly since 1960 (Table H-22:). Single-family detached housing comprised over three-fourths (77 percent) of the City's housing stock in 1960, but by 2015-2019, only about 41 percent of housing units were single-family detached homes. Single-family attached [2] housing grew at a rapid rate during the 1980s (with nearly 3,000 units built), but the pace of single-family attached development has been relatively slow ever since (with only about 762 units built since 1990). Single-family attached housing now comprises 14 percent of the City's housing units.

Apartments made up 44 percent of the City's total housing stock in 2015-2019. Smaller multi-family buildings (with two to four dwellings) comprised about 14 percent of all housing units while larger multi-family buildings (with five or more dwellings) made up 31 percent of units. Meanwhile, the City's inventory of mobile homes decreased significantly between 2000 and 2019. [3] According to the 2000 Census there were 380 mobile homes in Redondo Beach. These homes are located in the City's only remaining mobile home park (along 190th Street east of Meyer Lane). These homes are protected under a special Mobile Home Park zoning designation established for the area, which permits no other type of housing except mobile homes. In comparison with nearby cities, Redondo Beach has the lowest proportion of residential land being zoned for single-family use (Figure H-1). Compared to the region as a whole, the City also has lower proportion of single-family units (Figure H-2)

Table H-22: Housing Unit Type (1960-2019)

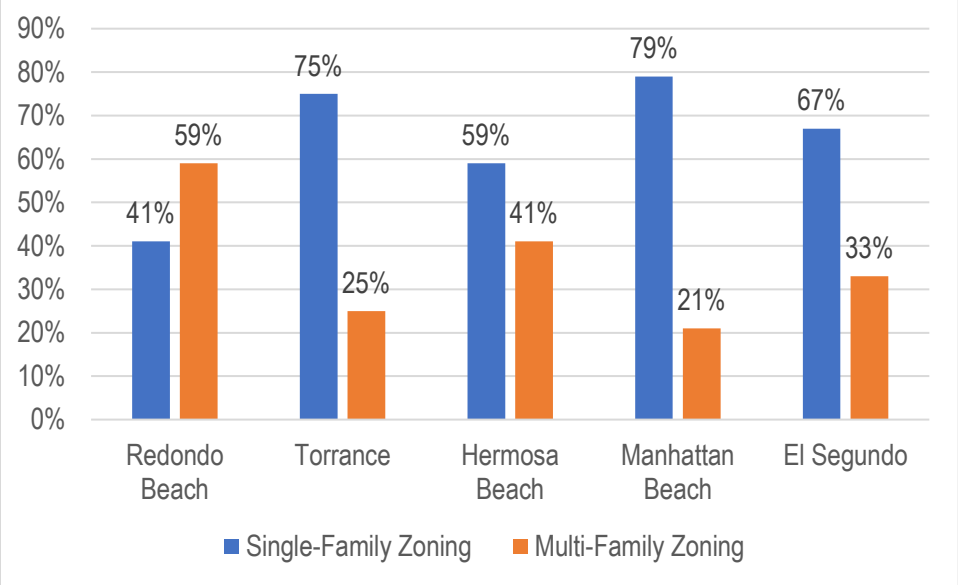
Year	Total	Single-Family (detached)		Single-Family (attached)		2-4 Units		5+ Units		Mobile Homes and Other	
		No.	%	No.	%	No.	%	No.	%	No.	%
1960	15,579	12,060	77.4	0	0.0	1,644	10.6	1,875	12.0	0	0.0
1970	20,251	12,684	62.6	398	2.0	2,800	13.8	4,154	20.5	215	1.1
1980	25,867	10,861	42.0	561	2.2	4,515	17.5	9,737	37.6	193	0.7
1990	28,220	11,148	39.5	3,491	12.4	4,050	14.4	9,439	33.4	92	0.3
2000	29,543	11,452	38.8	4,207	14.2	4,063	13.8	9,441	31.9	380	1.3
2015	29,764	11,828	39.7	4,197	14.1	4,055	13.6	9,574	32.2	110*	0.4
2019	30,024	12,266	40.9	4,253	14.2	3,987	13.2	9,334	31.1	184	0.6

* 2015 data is based on the American Community Survey (ACS), which samples only a small percentage of the population. The reduction in mobile homes is primarily a result of the large sampling errors associated with a small sample of mobile homes.
Source: Bureau of the Census (1960, 1970, 1980, 1990, and 2000), American Community Survey (2011-2015; 2015-2019).

2 Single-family attached units are those units that share one common wall with another unit. Such homes may include townhome units in planned unit development. Condominium is a legal form of ownership, not a type of housing structure. Townhomes (i.e. single-family attached units) are a form of condominium.

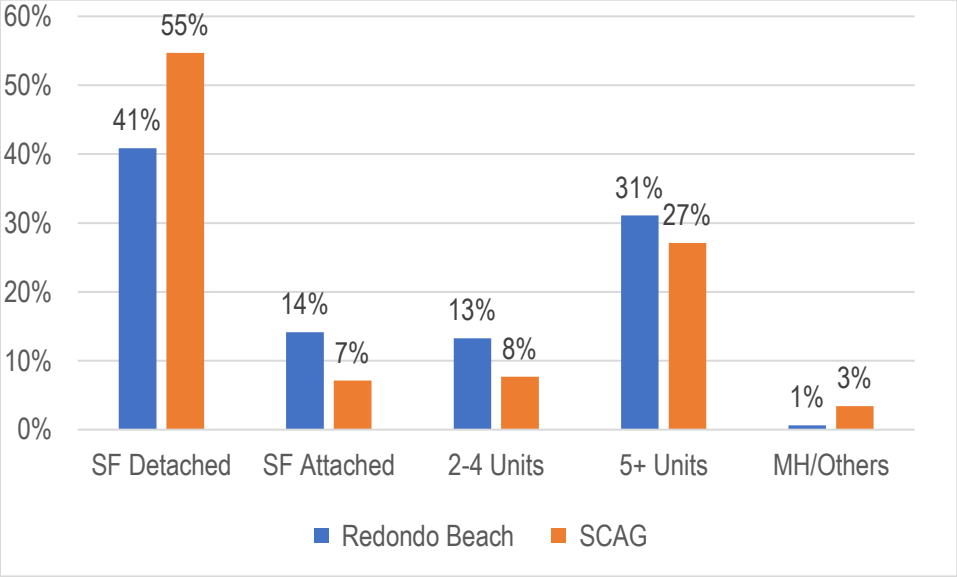
3 The "Mobile Homes and Other" category includes "Other" housing units as defined in the Census, such as boats, RVs, vans, etc.

Figure H-1: Residential Zoning – Redondo Beach and Nearby Cities



Source: City of Redondo Beach

Figure H-2: Housing Unit Type – Redondo Beach and SCAG Region



Source: 2015-2019 ACS.

2. Housing Tenure

Of the Redondo Beach housing units that were occupied in 2019, 50.5 percent were owner-occupied and 49.5 percent were renter-occupied. The proportion of homeowners in the City was higher in comparison to Los Angeles County as a whole, where 45.8 percent of units were owner-occupied, and 54.2 percent were renter-occupied.

Housing tenure historical trends are shown in Table H-23. The percentage of owner-occupied units declined dramatically from nearly 60 percent in 1960 to less than 40 percent in 1980, a period when most new construction in the City consisted of new apartments. Many developers during the 1970s and 1980s built condominiums/townhomes and offered them for rent until the construction defect litigation statute of limitations expired. Upon expiration, the developers started marketing the condominiums/townhomes as for-sale units. This may explain the low rates of homeownership during the 1970s and its subsequent increase in the decades that followed. However, homeownership in the current housing market may be out of reach to many households, leading to a declined homeownership rate in 2019.

Table H-23: Housing Tenure, Redondo Beach (1960-2019)

Year	Owner-occupied	Percent	Renter-occupied	Percent	Total
1960	8,578	59.1	5,944	40.9	14,522
1970	8,362	44.5	10,433	55.5	18,795
1980	9,446	38.3	15,191	61.7	24,637
1990	12,390	46.4	14,327	53.6	26,717
2000	14,147	49.5	14,419	50.5	28,566
2010	14,917	51.4	14,094	48.6	29,011
2019	14,363	51.9	13,298	48.1	27,663

Source: Bureau of the Census (1960, 1970, 1980, 1990, 2000, and 2010, ACS 2015-2019).

3. Vacancy Rates

The difference between current and optimal vacancy rates provides an indication of existing housing need. According to the Southern California Association of Governments (SCAG), a five percent rental vacancy rate is considered optimal in order to permit adequate rental mobility. In a housing market with lower vacancy rates, rents are likely to be inflated and tenants will have difficulty finding units of the right size and cost. A two percent vacancy rate for owner-occupied housing is considered optimal.

In 2019, 1.1 percent of the homeowner housing stock was available for sale and 4.7 percent of the rental housing stock was available for rent. In addition to vacant units for sale or rent, another 5.2 percent of the housing stock was vacant in 2019 for other reasons, including units for seasonal, recreational, or occasional use, as well as units undergoing extensive remodels, and units rented or sold but not yet occupied. The total for all types of vacant housing units in 2019 was 2,361, representing an overall vacancy rate of 7.9 percent.

Vacancy rates for the period from 1960 to 2019, based on Census numbers and the ACS are shown in Table H-24. As shown, vacancy rates generally declined over the years, reflective of an increasingly tightening housing market; however, overall vacancy rates increased during the 2000s.

Table H-24: Vacant Housing Units (1960-2019)

Year	Vacant Units for Sale or Rent[1]	Percent	Total Vacant Units[2]	Percent	Total Units
1960	832	5.3	1,057	6.8	15,579
1970	831	4.1	1,456	7.2	20,251
1980	874	3.4	1,230	4.8	25,867
1990	1,111	3.9	1,503	5.3	28,220
2000	637	2.2	977	3.3	29,543
2010	928	3.0	1,598	5.2	30,609
2019	823	2.7	2,361	7.9	30,024

Notes:

1. Includes 'For Rent' units (refers to vacant units offered for rent, where no money has been paid or agreed upon by any renter) and 'For Sale Only' units (refers to vacant units being offered for sale only, including units in cooperatives and condominium projects if the individual units are offered for sale only. If units are offered either for rent or for sale, they are included in the for rent classification.)
2. 'Total Vacant Units' includes the following categories:
   - For rent
   - Rented, Not Occupied
   - For Sale Only
   - Sold, Not Occupied
   - For Seasonal, Recreational, or Occasional Use
   - For Migrant Workers
   - Other Vacant

Source: Bureau of the Census (1960, 1970, 1980, 1990, 2000, 2010, 2015-2019 ACS).

4. Housing Stock Condition

Age of Structures

The habitability of housing refers to its structural condition and its ability to provide safe and decent shelter for its inhabitants. The accepted standard for major housing rehabilitation needs is after 30 years.

Table H-25: Age of Housing for Occupied Units (2019)

Year Unit Built	Number	Percent
1939 or earlier	1,172	4.2
1940 -1959	7,399	26.7
1960 -1979	9,656	34.9
1980 -1999	6,991	25.3
2000 - 2009	1,875	6.8
2010 - 2013	269	1.0
2014 - 2019	301	1.1
Total	27,663	100.0

Source: American Community Survey (2015-2019).

Redondo Beach is known for its quaint, historical charm. Much of the City's housing stock is made up older homes. According to the 2015-2019 ACS, about 66 percent of the City's housing units were more than 40 years old and another 25 percent reaching at least 30 years old during the Housing Element planning period. While age alone is not an indicator of housing condition, older structures do tend to have greater rehabilitation needs.

Substandard Structures

The City's Code Enforcement program is reactive to complaints filed. No housing conditions survey was conducted for this Housing Element due to staffing constraints. However, City Code Enforcement Staff estimate that the extent of dilapidated structures and housing units in need of substantial rehabilitation remains relatively unchanged from 2000, the last time the City conducted a detailed housing conditions survey, with only a modest increase to approximately 65 from 50 structures in Redondo Beach noted as dilapidated and to approximately 165 from the 150 dwelling units reported to be in need of substantial rehabilitation.

The City's Code Enforcement Staff estimates complaints concerning dilapidated structures and dwelling units in need of substantial rehabilitation are filed at a rate of approximated 1-3 per month. The City's Code Enforcement Staff notes current trends concerning substandard housing conditions generally evolve from unpermitted conversions of portions of existing structures and older residential units with owners that have aged in place or where the original owners have deceased and left their properties to children or grandchildren and the residences are either vacant for extended periods or converted to rental properties with minimal maintenance. With limited funding, the City currently offers a Mobility Access and Emergency Repairs program to assist with housing conditions issues. In addition, the Housing Plan includes an action to pursue funding from the State to provide for rehabilitation assistance.

In 1992, the Redondo Beach City Council also acted to endorse the approval of Mills Act contracts with owners of locally-designated historic properties. The Mills Act is a state tax incentive law that allows cities to enter into contracts with the owners of historic structures. This contract provides a method of reducing property taxes in exchange for the continued preservation of the property. Property taxes recalculated using the special Mills Act assessment method can be reduced 50 percent or more.

5. Cost of Housing and Affordability

Housing affordability can be inferred by comparing the cost of renting or owning a home in Redondo Beach with the maximum affordable housing costs to households which earn different income levels. Taken together, this information can provide a picture of who can afford what size and type of housing as well as indicate the type of households that would likely experience overcrowding or overpayment.

Ownership Housing

In 2020, the median sales price for a single-family home in Redondo Beach was $1,160,000. In 2021 this rose to $1,316,500, a 13.5 percent increase. While the median sales prices of homes in Redondo Beach were higher than that of neighboring Torrance, prices remained significantly lower than those in nearby Hermosa Beach, Manhattan Beach, and Rancho Palos Verdes. Overall, median sales prices for homes in the South Bay region were far higher than the median sales price for homes in Los Angeles County as a whole.

Table H-26: Home Sale Activity by City				
	# of Sales	2021 Median Sales Price $	2020 Median Sales Price $	% Change
Redondo Beach	104	1,316,500	1,160,000	13.5
Torrance	156	946,000	756,000	25.1
Hermosa Beach	29	1,965,000	1,346,591	45.9
Manhattan Beach	47	2,795,000	2,349,500	19.0
Rancho Palos Verdes	57	1,420,000	1,265,000	12.3
Los Angeles County	7,974	750,000	640,000	17.2
Source: Core Logic, March 2021				

Cost of Rental Housing

In May 2021, 30 units were listed for rent in the City of Redondo Beach. Rents for these housing units ranged from $1,495 (for a one-bedroom apartment) to $6,500 (for a four- bedroom rental). It should be noted that these rent ranges are based on the City's vacant rental units only and not all rental units in general. This rent survey was an attempt to approximate the cost of rental housing in the City. Table H-27 shows the detailed breakdown of Redondo Beach rental units by number of bedrooms. The median rent levels in Redondo Beach ranged from $2,300 for a one-bedroom apartment to $5,300 for a housing unit with four or more bedrooms.

Table H-27: Median Rents in Redondo Beach (2021)				
Bedroom	Number Listed	Median Rent	Average Rent	Rent Range
Studio	-	-	-	-
1	9	$2,300	$2,202	$1,495 - $2,950
2	14	$2,223	$2,243	$1,800 - $2,935
3	4	$3,600	$3,572	$2,795 - $4,295
4+	3	$5,300	$5,550	$4,850 - $6500
Total	30	$2,950	$3,392	$1,495 - $6,500
Source: Craigslist.com, Accessed (May 2021)				

Housing Affordability

Table H-28 shows the annual income for extremely low, very low, low, and moderate-income households by the size of the household and the maximum affordable housing payments based on the federal standard of 30 percent of household income. From these income and housing cost limits, the maximum affordable home prices and rents are determined. These figures are estimates only and presented for the purpose of demonstrating the significant gaps between market rents/home prices and affordability levels. Based on the rents and home prices shown earlier, lower income households cannot afford housing in Redondo Beach. Moderate income households (with five or more members) at the high end of the income range may be able to afford small rental units in the City only.

Table H-28: Housing Affordability Matrix (2020)						
Household	Annual Income[1]	Affordable Costs (All Costs)	Estimated Utility Allowance, Taxes & Insurance[2]		Affordable Rent	Affordable Home Price
			Utilities	Taxes, Ins., HOA (Ownership)		
Extremely Low-Income (0-30% AMI)						
1-Person	$23,700	$593	$151	$207	$442	$61,790
2-Person	$27,050	$676	$166	$237	$510	$72,096
3-Person	$30,450	$761	$190	$266	$571	$80,244
4-Person	$33,800	$845	$223	$296	$622	$86,069
5-Person	$36,550	$914	$264	$320	$650	$86,953
Very Low Income (31-50% AMI)						
1-Person	$39,450	$986	$151	$345	$836	$129,241
2-Person	$45,050	$1,126	$166	$394	$960	$149,182
3-Person	$50,700	$1,268	$190	$444	$1,077	$166,966
4-Person	$56,300	$1,408	$223	$493	$1,185	$182,427
5-Person	$60,850	$1,521	$264	$532	$1,257	$191,020
Low Income (51-80% AMI)						
1-Person	$63,100	$1,578	$151	$552	$1,427	$230,524
2-Person	$72,100	$1,803	$166	$631	$1,637	$265,026
3-Person	$81,100	$2,028	$190	$710	$1,837	$297,157
4-Person	$90,100	$2,253	$223	$788	$2,030	$327,179
5-Person	$97,350	$2,434	$264	$852	$2,170	$347,334
Moderate Income (80-120% AMI)						
1-Person	$64,900	$1,623	$151	$568	$1,472	$238,233
2-Person	$74,200	$1,855	$166	$649	$1,689	$274,020
3-Person	$83,500	$2,088	$190	$731	$1,897	$307,435
4-Person	$92,750	$2,319	$223	$812	$2,096	$338,527
5-Person	$100,150	$2,504	$264	$876	$2,240	$359,325

Assumptions: 2020 income limits; 30% of household income spent on housing; LACDA utility allowance; 35% of monthly affordable cost for taxes and insurance; 10% down payment; and 3% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.

Sources: California Department of Housing and Community Development 2020 Income Limits; Los Angeles County Development Authority (LACDA), 2020 Utility Allowance Schedule; Veronica Tam & Associates, 2020.

6. Inventory of Affordable Housing

There are three publicly assisted affordable rental housing projects in Redondo Beach. These assisted developments serve the senior population with a total capacity of 333 units, of which 203 are deed restricted for lower income use. Table H-29 provides a summary of all the current and pending affordable housing projects in the City. In addition to these rental housing projects, the City has also created affordable ownership housing as part of its inclusionary housing requirement within the Coastal Zone.

Table H-29: Assisted Rental Housing Projects

Project	Type	Affordable Units	Total Units	Program	Year Built	Earliest Conversion Date
Casa de Los Amigos 123 S. Catalina Avenue	Senior Apartments	Low (60% AMI): 133	Total: 136	LIHTC	PIS 2008 (Acquired/ Rehabbed)	2038
Seasons Senior Apartments 109 S. Francisca Ave.	Senior Apartments	Very Low: 30	Total: 150	Bond	1995	2025
Seaside Villa 319 N. Broadway Redondo Beach, CA 90277	Senior Apartments	Very Low: 40	Total: 47	Section 8	1980	July 2024
Total Units		203	333			

PIS = Placed in Service; LIHTC = Low Income Housing Tax Credits
Sources: HUD Multifamily Assistance and Section 8 Contracts database, 2021; California Housing Partnership, 2021.

Assisted Housing Units at Risk

California Government Code Section 65583(a)(8) requires the Housing Element to include an analysis of existing assisted housing developments that are "at risk" (eligible to change from low-income housing to market-rate housing for the ten years from 2021-2031 due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use). Assisted housing developments are defined as multi-family rental housing that receive government assistance under federal programs listed in Government Code Section 65863.10(a) (such as Section 8/HUD), state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Planning and Development funds, or local in-lieu fees. Assisted housing also includes multifamily rental units developed pursuant to a local inclusionary housing program or used to qualify for a density bonus.

Of the assisted housing developments listed in Table H-29, two include units that are "at risk" of converting to market rents during 2021-2031. A total of 70 units at these two projects are at risk of converting to market rate housing during this analysis period.

Seaside Villa is "at risk" due to the need to renew Section 8 contracts periodically and the owner may opt out of the program. Seaside Villa, under the Section 8 program, is receiving rents that are at 131 percent HUD's Fair Market Rent level, according to HUD's database. Therefore, the project is not likely to opt out of the Section 8 program.

Seasons Senior Apartments was funded with a multi-family housing revenue bond and includes only 20 percent of the units as affordable. The affordability restriction for Seasons Senior

Apartments is due to expire in 2025. Bond-funded projects are typically more at risk of converting to market rate as the projects are owned by for-profit owners and only 20 percent of the units are deed restricted with no ongoing subsidies such as Section 8. Once the 20 percent of the units become eligible for converting to market rate, it usually does unless financial incentives are available to entice the project owner to maintain these units as affordable.

Cost Analysis

Preservation of the at-risk units can be achieved in several ways: 1) facilitate transfer of ownership of these projects to or purchase of similar units by nonprofit organizations; 2) purchase of affordability covenant; and 3) provide rental assistance to tenants using funding sources other than Section 8.

Transfer of Ownership: Long-term affordability of the units at risk can be secured by transferring ownership of these projects to non-profit housing organizations. A search on LoopNet shows several rental properties for sale, averaging about $450,000 per unit. The at-risk units are smaller and older units and therefore likely to command lower market prices. Nevertheless transferring ownership or purchasing replacement units would require significant resources.

Purchase of Affordability Covenant: Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the project as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 subsidy amount received to market levels. The feasibility of this option depends on whether the property is highly leveraged. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.

Rent Subsidy: Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Section 8 vouchers, the City through a variety of potential funding sources could provide assistance to very low income households. The level of the subsidy required to preserve the at-risk affordable housing is estimated to equal the Fair Market Rent for a unit minus the housing cost affordable by a very low income household. Table H-30 shows the rent subsidies required for the both of the projects with at-risk units. As shown, subsidizing the very low income at-risk units would require approximately $541,800 annually, an average of $645 per unit per month.

Table H-30: Rent Subsidies Required						
Unit Size/Household Size	Number of Units	Fair Market Rent[1]	Household Annual Income	Affordable Housing Cost[3]	Monthly per Unit Subsidy[4]	Total Annual Subsidy
Very Low Income (50% AMI)[2]						
1 Bedroom/ 2-person household	70	$1,605	$45,050	$960	$645	$45,150

Source: Veronica Tam and Associates, 2021.
Notes:
1. Fair Market Rent (FMR) is determined by HUD. These calculations use the 2021 HUD FMR for the Los Angeles-Long Beach-Glendale Metropolitan Area.
2. Rents are restricted to 50% AMI, which puts residents in the Very Low Income Category, set by the California Department of Housing and Community Development (HCD).
3. The affordable housing cost is calculated based on 30% of the AMI, minus utilities for rentals.
4. The monthly subsidy covers the gap between the FMR and the affordable housing cost

Replacement Housing Cost: The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of $500,000 per unit for multifamily rental housing, replacement of the 70 at-risk units would require approximately $35million.

Resources for Preservation of at-Risk Units

A variety of potential funding sources are available for the acquisition, replacement, or rent subsidies necessary for the preservation of at-risk units; however, due to the high costs of developing and preserving at-risk housing relative to the amount of available local funds, multi-layering of local and non-local sources may be required. A more thorough description of resources for the preservation of at-risk units is presented in the Housing Resources section.

7. Coastal Zone Housing

The Coastal Zone in Redondo Beach includes all land west of Pacific Coast Highway. California Government Code Section 65588(c) requires each periodic revision of the Housing Element to include the following information relating to housing in the Coastal Zone: a) the number of new housing units approved for construction within the coastal zone since January 1, 1982; b) the number of housing units for persons and families of low or moderate income required to be provided in new housing developments either within the coastal zone or within three miles of the coastal zone as a replacement for the conversion or demolition of existing coastal units occupied by low or moderate income persons; c) the number of existing residential units occupied by persons and families of low or moderate income that have been authorized to be demolished or converted since January 1, 1982 in the coastal zone; and d) the number of residential units for persons and families of low or moderate income that have been required for replacement units.

Since January 1, 1982 a total of 860 new housing units have been constructed and 461 units have been demolished, for a net gain of 399 units (Table H-31). Since the last Housing Element revision (2013), there have been 98 units constructed and 96 units demolished for a net increase of two units. The new construction included mostly condominium developments. The majority of the units involved are not subject to the replacement requirements. The City requires

affordable housing units in targeted revitalization zones, such as Ruxton Lane. A minimum of 10 percent of the units developed in the Coastal Zone must also be affordable, in accordance with the Mello Act.

Table H-31: Coastal Zone Development (1982-2020)			
Year	Units Constructed	Units Demolished	Net Gain
1982-1992	484	205	279
1993-2002	163	84	79
2003-2012	115	76	39
2013	0	0	0
2014	32	43	-11
2015	17	11	6
2016	19	14	5
2017	9	7	2
2018	13	18	-5
2019	6	2	4
2020	2	1	1
Total	**860**	**461**	**399**
Source: City of Redondo Beach, 2021			

2.2.3 Constraints on Housing Production

Housing Element law requires an analysis of both governmental and nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels.

A. Governmental Constraints

Government housing regulations are necessary to ensure that housing is constructed and maintained in a safe manner, to assure that the density and design of housing is consistent with community standards, and to facilitate the provision of adequate infrastructure to support new housing. Nonetheless, government regulations (including local Measure DD) can potentially have an inhibiting or constraining effect on housing development. This can be particularly true for affordable housing, which must be developed in a cost-efficient manner.

The City of Redondo Beach has not adopted regulations that are specifically intended to control the rate or amount of housing development that may occur (i.e., growth control measures). On a comparative basis, City fees, procedures, and requirements related to housing development in Redondo Beach are comparable to other cities in the region and therefore are not excessive or highly restrictive. Redondo Beach residents, however, have become increasingly concerned over the impacts of new housing on neighborhood character, public services, and infrastructure. Consequently, land use controls related to housing and residential development resulted in the decision to update the City's General Plan and Residential Design Guidelines. The City also imposed a moratorium on mixed use development; however, that moratorium was not extended in favor of the City's ongoing General Plan update and update to the City's Residential Design Guidelines to address land use, growth, and other related issues in a comprehensive manner. The new General Plan proposes to establish residential overlays in key opportunity areas to allow for high density residential development up to 55 units per acre.

The City complies with the Government Transparency bill. Planning and development regulations, including the General Plan, Zoning Ordinance, fee schedules, and other information that facilitates the development and improvement of properties in the City is available online.

1. Land Use Controls

The General Plan Land Use Element and Zoning Ordinance establish locations and allowable densities for housing development within the City. The General Plan policies aim to preserve existing single-family and low-density multiple-family neighborhoods while providing additional capacity for growth. The City's General Plan land use policies help accomplish several objectives:

- Providing reasonable opportunities to accommodate new multiple-family housing;
- Providing opportunities for new types of housing (such as in mixed use developments) to serve broader segments of the housing market;
- Establishing selected areas for increased residential densities to enhance the affordability and range of housing opportunities available; and
- Maintaining the basic character and scale of existing residential neighborhoods.

In November 2024, the City adopted its General Plan Update, including the Land Use Element and the implementing Zoning Code. This Housing Element was consistent with the adopted Land Use Plan; however, the City is amending the General Plan and Zoning Code to remove the use of overlays as a mechanism to provide housing opportunities in the City. In addition, the City is adjusting several mixed use densities to closer align with new legislation (SB 79) and to account for potential net loss in site capacity (SB 166). Table H-32 below provides a comparison between the adopted and proposed changes to the General Plan land use designations. Other land use designations involve only minor adjustments (MU-1 reduced from 35 du/ac to 30 du/ac and RH increased from 28 du/ac to 30 du/ac). Specifically, the Mixed Use properties are not rezoned but recategorized, combining three MU designations into two, combining parcels currently zoned MU-1 and MU-2 into the new MU-1 and relabeling the parcels currently zoned MU-3 as MU-2. MU-1, 2, and 3 designations do not allow standalone residential development. However, the development standards are established to provide significant incentives for mixed use development over commercial only development. For example, height limit for mixed use development can reach 45 feet (three stores). Commercial only development has a maximum FAR of 0.50, but can reach 1.50 for mixed use development. In addition to the traditional MU-1, 2, and 3 designations, the City will create two new Mixed Use designations (MU-TCH and MU-H) as part of its strategy to meet its RHNA with the Kingsdale North, South Bay Market Place, and FedEx properties. These MU-TCH and MU-H areas will provide for mixed use development with specific requirements in compliance with State Housing Element law regarding adequate sites for RHNA. When sites are being redeveloped, the following requirements apply:

- Minimum density of 20 units per acre
- Redevelopment must include a residential component where a minimum 50 percent of the floor area must be residential
- Standalone residential-only uses permitted

Furthermore, two other sites – South of Transit Center and 190th Street – are proposed to be rezoned to RH-4, a newly created zoning designation.

Table H-32: General Plan Land Use Designations – Current and Proposed

	Current General Plan	Proposed General Plan
Single-Family Residential		
R-1	8.8 du/ac	8.8 du/ac
R-1-A	17.5 du/ac	17.5 du/ac
Multi-Family Residential		
R-2	14.6 du/ac	14.6 du/ac
R-3	17.5 du/ac	17.5 du/ac
RMD	23.3 du/ac	23.3 du/ac
RH	28.0 du/ac	30.0 du/ac
RVH	---	65.0 du/ac
Mixed Use		
MU-TC	---	FAR 1.5; 30 du/ac
MU-TCH (Housing Required)	---	FAR 2.5; 80 du/ac
MU-1	Commercial Only: 0.35 FAR	MU-1

	Mixed Use: FAR 1.5 up to 35 du/ac	Commercial Only: 0.35-0.50 FAR Mixed Use: FAR 1.5 up to 30 du/ac (All density exceeding 0.70 must be residential units)
MU-2	Commercial Only: 0.50 FAR Mixed Use: FAR 1.5 up to 35 du/ac	
MU-3	Commercial Only: 1.00 FAR Mixed Use: FAR 1.5 up to 35 du/ac	MU-2 Commercial Only: 1.00 FAR Mixed Use: FAR 1.5 up to 35 du/ac (All density exceeding 0.70 must be residential units)
MU-H	---	FAR 1.5; 65 du/ac

Specific Plans

In addition to the General Plan designations described above, the City has adopted a specific plan that has a significant residential component.

Redondo Beach Harbor/Civic Center Specific Plan

The Harbor/Civic Center Specific Plan area includes approximately 355.4 acres of land (representing approximately nine percent of the City's total land area). It is located in the northwest portion of South Redondo Beach, roughly bounded by Herondo Street (to the north), the rear of lots containing existing commercial uses fronting onto Pacific Coast Highway (to the east), Pearl Street (to the south), and the breakwater structure extending out into Santa Monica Bay and the Pacific Ocean to the west. The Specific Plan allows for residential densities of up to 17.5 units per acre in Zone 3 (an area bounded by Juanita, PCH, and Agate), and up to 28 units per acre in Zone 4 (an area bounded by PCH and Broadway to the north and south, and Vincent and Garnet to the west and east). Zone 4 of the Specific Plan area will be amended following the formal adoption of the preferred land use plan to reflect the increased residential density from 28 units per acre to 30 units per acre.

Density Bonus

The City's density bonus ordinance was last updated in 2014. The City will amend the Zoning Ordinance to be consistent with the recent changes to the State Density Bonus law, including but not limited to:

- AB 1763 (Density Bonus for 100 Percent Affordable Housing) – Density bonus and increased incentives for 100 percent affordable housing projects for lower income households.
- SB 1227 (Density Bonus for Student Housing) - Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- AB 2345 (Increase Maximum Allowable Density) - Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.

2. Residential Development Standards

Citywide, outside the specific plan areas, the City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. The following zoning districts allow residential uses:

> R-1 and R-1A (single-family residential zones) – The purpose of these zones is to provide residential areas to be developed exclusively for single-family dwellings.
>
> R-2, R-3 and R-3A (low density multiple-family residential zones) – The purpose of these zones is to provide opportunities for low density multi-family residential land use, including attached or detached units in condominiums, duplexes, and apartments designed to convey the visual character of single family residential neighborhoods.
>
> RMD (medium density multiple-family residential zone) – The purpose of this zone is to provide opportunities for medium density multi-family residential land use, including attached or detached units in condominiums, duplexes, and apartments, with standards appropriate for such development and designed to convey a distinctive residential neighborhood quality.
>
> RH-1, RH-2, and RH-3 (high density multiple-family residential zones) – The purpose of these zones is to provide opportunities for higher density multi-family residential land use, including apartments and condominiums, with standards appropriate for such development and designed to convey a distinctive residential neighborhood quality.
>
> MU-1, MU-2, and MU-3 (mixed-use zones) – The purpose of these zones is to encourage residential uses in conjunction with commercial activities in order to create an active street life, enhance the vitality of businesses, and reduce vehicular traffic.

The Zoning Ordinance also establishes development standards for housing, as summarized in Table H-33 and Table H-34. These standards represent that current development standards that will continue to apply until the Zoning Ordinance is updated (by October 2024) to implement the updated General Plan. In general, these standards are not considered to be excessive. The Zoning Ordinance includes specific development standards for condominiums, including standards for open space, noise and vibration transmission, storage, parking, and utility hook-ups. While these standards may affect development costs, they are considered necessary to assure certain quality standards for multiple-family for-purchase housing. The Zoning Ordinance will be updated to implement the new General Plan. This update will be completed within three years and 120 days from the October 15, 2021, statutory deadline of the Housing Element in order to meet the City's obligations for accommodating additional housing in the community.

Table H-33: Summary of Residential Development Standards						
	R-1 (Single Family)	**R-1A (Single Family)**	**R-2 (Low Density Multiple-Family)**	**R-3A (Low Density Multiple-Family)**	**RMD (Medium Density Multiple-Family)**	**RH[1] (High Density Multiple-Family)**
Density	8.8 du/acre	17.5 du/acre	14.6 du/acre	17.5 du/acre	23.3 du/acre	28 du/acre
Front setback	Average of 25% of depth of lot, max. 25 ft., min. 20 ft.	25 ft. first story, 20 ft. second story	Average of 20 ft., min. 15 ft.	Average of 18 ft., min. 14 ft.	Average of 18 ft., min. 12 ft.	Average of 15 ft., min. 12 ft.
Side setback	5 ft.	3 ft.	5 ft.	5 ft.	5 ft. 6 ft. for lots > 50 ft. and < 100 ft. in width. 10 ft. for lots > 100 ft. and < 150 ft. in width. 15 ft. for lots > 150 ft. in width.	5 ft. 6 ft. for lots > 50 ft. and < 100 ft. in width. 10 ft. for lots > 100 ft. and < 150 ft. in width. 15 ft. for lots > 150 ft. in width.
Rear Setback	Average of 20% of depth of lot, min. 15 ft.	Average of 16 ft., min. 10 ft.	Average of 15 ft., min. 10 ft.	Average of 15 ft., min. 10 ft.	Average of 15 ft., min. 10 ft.	Average of 15 ft., min. 10 ft.
Height	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft. (RH-1); 35 ft. (RH-2, RH-3[2])
Stories	2	2	2	2	2	2 (RH-1); 3 (RH-2, RH-3)
Outdoor Living Space	Min. 800 sq. ft.	Min. 400 sq. ft.	Condos: 450 sq. ft. per unit; Other multiple-family: 400 sq. ft. per unit	350 sq. ft. per unit	350 sq. ft. per unit	200 sq. ft. per unit
Parking	2 enclosed	2 enclosed	2 (both enclosed for condos; at least one enclosed for other multiple-family)			
Visitor parking	--	--	Applicable to lots with at least 50 ft. of lot width: 2-3 units: 1 space; 4-6 units: 2 spaces; 7-10 units: 3 spaces; 11+ units: 1 space per each 3 units			

Note:
1. Includes RH-1, RH-2, and RH-3
2. Height limit can be increased to 45 feet, 3 stories for affordable housing.

Source: Redondo Beach Municipal Code (2021).

To facilitate larger multi-family housing development (11+ units), the City has reduced its visitor parking requirement from one space per two units to one space per three units. The City also offers reduced parking standards for senior housing projects. Senior citizen housing developments are only required to provide a minimum of one covered space per one-bedroom unit and one covered space plus 0.5 covered or uncovered spaces per two-bedroom unit. One visitor space for every five units is also required. Total parking requirements for a senior citizen housing development may be reduced by a maximum of 0.2 spaces per unit if the units are restricted for low or moderate income households. Additionally tandem parking configurations are permitted for senior housing projects which allows for greater design flexibility.

In 2011, the City amended the mixed use development standards to ensure adjacent residential uses are not adversely impacted by commercial development. These standards are intended to enhance community acceptance of mixed use development.

Table H-34: Residential Development Standards in MU Zones

	MU-1	MU-2	MU-3	MU-3A/MU-3B/ MU-3C
Floor Area Ratio (FAR)	1.5	1.5	1.5	1.5
Density	35 du/ac	35 du/ac	35 du/ac	35 du/ac
Minimum Lot Size	15,000 sq. ft.	15,000 sq. ft.	15,000 sq. ft.	15,000 sq. ft.
Front setback	15 ft.	15 ft.	10 ft.	10 ft.[3]/3 ft.[3]
Side setback	10 ft.	10 ft.	10 ft.[2]	10 ft.[2]
Rear Setback	10 ft.	10 ft.	0 ft.[2]	0 ft.[2]
Height	38 ft.[1]	38 ft.[1]	38 ft.[1]	38 ft.[1]
Stories	3	3	3	2 (MU-3A); 3(MU-3B; MU-3C)
Outdoor Living Space	200 sq. ft.	200 sq. ft.	200 sq. ft.	200 sq. ft.
Parking	2 (one space per dwelling unit shall be within an enclosed private or common parking garage)			
Visitor parking[4]	2-3 units: 1 space; 4-6 units: 2 spaces; 7-10 units: 3 spaces; 11+ units: 1 space per each 3 units			

Notes:
1. The height limit for MU-3A for commercial uses only is 30 feet. For residential uses, the height /story restrictions are up to 45 feet and 3 stories.
2. A setback of 20 feet is required when the lot line is contiguous to a residential zone.
3. When a lot is contiguous to a residentially zoned lot fronting the same street, the required set back will be the same as for the contiguous residential lot.
4. Additional visitor parking spaces may be required if determined to be necessary due to unique characteristics of the project and/or surrounding neighborhood.

Source: Redondo Beach Municipal Code (2021).

3. Building Codes

Building codes establish minimum standards for construction, which are essential for ensuring protection of the public health, safety and welfare. All building construction in Redondo Beach is subject to the requirements of Title 9 of the Redondo Beach Municipal Code. Under Title 9, the City adopted the California Building Code (2019) along with several local amendments. Local amendments to the California Building Code include:

- Annual Fire Alarm Maintenance, Inspection, and Testing;
- Automatic Fire Sprinkler System required with equipped Weatherproof Horn/Strobe;
- Roof Coverings (Fire Retardant Roof Coverings required);
- Construction Noise (Construction restricted to daylight hours on weekdays and Saturdays);
- Stormwater and Urban Runoff Pollution Control; and
- Undergrounding of Utilities

Although compliance with the City's building codes increases the cost of housing production and could therefore constrain the provision of new housing, these ordinances have been adopted by the City of Redondo Beach for health and fire safety reasons (undergrounding utilities, fire sprinkling), or were required by local conditions (fire-resistant roofing in areas of few fire stations) or federal mandates (flood hazards, NPDES). Code enforcement in the City is largely complaint driven.

4. Provision for a Variety of Housing Types

Redondo Beach has every level and type of housing; singles, 1 bedroom, 2 bedrooms, 3 bedrooms, including multi-family housing and single-family housing, as well as affordable housing up to multi-million dollar coastal homes. Fifty-percent of the housing units in the community is rental. The City also has a Housing Authority with over 500 vouchers issued for Section 8 housing. There are numerous senior living complexes in all areas of town, as well as assisted living and group facilities. And Redondo Beach is addressing housing those experiencing homelessness, with the existing pallet shelter facilities near the transit center and the proposed project homekey project expected to be operational in the southern area of the City near many of the private and public services for those experiencing homelessness.

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of types of housing for all income levels, including multiple-family rental housing, factory-built housing, mobile homes, emergency shelters, transitional housing, supportive housing, and farmworker housing. Table H-35 summarizes the City's current zoning provisions for various types of housing. The Preferred Land Use Plan maintains the existing residential land use patterns in the majority of the City, except for the new Residential Overlays. Housing types allowed in the various zones will not change from the current General Plan to the updated General Plan.

Table H-35: Provision for a Variety of Housing Types								
	R-1 (Single Family)	R-1A (Single Family)	R-2 (Low Density Multiple-Family)	R-3 (Low Density Multiple-Family)	RMD (Medium Density Multiple-Family)	RH[1] (High Density Multiple-Family)	R-MHP (Mobile Home Park Zone)	P-CF (Community Facility)
Single-Family	P	P	P	P	P	P	--	--
Multi-Family (2-3 units on a lot)	--	--	P	P	P	P	--	--
Multi-Family (4+ units on a lot)	--	--	C	C	C	C	--	--
Condominiums (2-3 units)	--	--	A	A	A	A	--	--
Condominiums (4+ units)	--	--	C	C	C	C	--	--
Mobile Homes	--	--	--	--	--	--	P	--
Accessory Dwelling Units/Junior ADUs	P	P	P	P	P	P	--	--
Residential Care Facilities, limited (6 or fewer)	P	P	P	P	P	P	--	C
Residential Care Facilities, general (7 or more)	--	--	--	--	--	--	--	C
Senior Housing	--	--	--	C	C	C	--	

P = Permitted; A = Administrative Design Review required; C = Conditionally Permitted; -- = Not Permitted

Note:

1. RH-1, RH-2 and RH-3 included.

Source: Redondo Beach Municipal Code (2021).

Table H-36: Permitted Uses in MU zones				
	MU-1	MU-2	MU-3	MU-3A/MU-3B/ MU-3C
Multi-Family Residential*	C	C	C	C
Condominiums	C	C	C	C
Family day care home, small	P	P	P	P
Family day care home, large	P	P	P	P
Residential care, limited	P	P	P	P
Senior Housing	C	C	C	C

* Allowed only as part of a mixed use development and residential units may only be located on the second floor and higher of structures with commercial uses on lower levels, except in the MU-2 zone, with the following exceptions:

- MU-1 zone: lots may be developed exclusively for residential use where the entirety of the block frontage is developed exclusively for residential use.
- MU-2 zone: lots may be developed exclusively for residential use.
- MU-3A zone: residential dwelling units may be located on any floor in structures located behind street-facing commercial or mixed-use structures or above parking on the ground floor in structures located behind street-facing commercial or mixed-use structures.

Source: Redondo Beach Municipal Code (2021).

Single-Family

Single-family residences are permitted in all residential zones in the City except the Mobile Home Park and Mixed-Use zones. Residential development in Redondo Beach has primarily occurred on multi-family (R2 and R3) zones where existing uses are single-family homes. As discussed in the Housing Resources section, residential recycling has been active. Between 2017 and 2020, 100 R2 and R3 properties with existing single-family homes have recycled into higher density multi-family uses. Given the high price of housing in Redondo Beach, allowing single-family homes in all residential zones is not a constraint to multi-family development. In fact, the Preferred Land Use Plan proposes to redesignate the Kingsdale neighborhood from single-family (R1) use to multi-family (RH) use, in recognition of the recycling trend.

Multiple-Family

Smaller multiple-family housing developments (two to three units per lot) are subject to administrative approvals, Administrative Design Review (ADR) and if proposed as a Condominium subdivision a Tentative Parcel Map, in all multi-family zones. The City has established a streamlined administrative process for these projects that eliminates the requirement for a hearing before the Planning Commission and grants the Community Development Director authority to approve these smaller projects. Multiple-family residential developments with four or more units on a single lot are conditionally permitted in all residential zones, and require the issuance of a Planning Commission Design Review (PCDR) entitlement, along with a CUP, and if proposed as a Condominium subdivision a Tentative Parcel/Tract Map. The PCDR and CUP for these projects is considered by the Planning Commission. The CUP, ADR, and PCDR findings for both small and larger multiple family projects are typical in their purview and seek to balance the need for housing with protections to ensure safety and general welfare of the planned new development with the existing surrounding neighborhood. Typical conditions include:

Plan Check:

1. The precise architectural treatment of the building exterior, roof, walks, walls, and driveways shall be subject to Planning Department approval prior to issuance of a building permit.
2. The applicant shall submit a landscape and sprinkler plan, including a clock-operated sprinkler control, for approval prior to issuance of building permits.
3. If the selected design of the water and/or heating system permits, individual water shut-off valves shall be installed for each unit, subject to Planning Department approval.
4. The garage doors shall be equipped with remotely operated automatic door openers and maintain a minimum vertical clearance of 7-feet, 4-inches with the door in the open position.
5. No plastic drain pipes shall be utilized in common walls or ceilings.
6. Color and material samples shall be submitted for review and approval of the Planning Department prior to the issuance of Building Permits.

7. An acoustical analysis is required at time of plan check submittal showing that the proposed design will limit external noise (site is located where the Ldn or CNEL exceeds 60 db).
8. Survey, soil report, structural calculations, and energy report will be required at the time of plan check submittal.
9. The applicants and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences.

Construction:

10. The applicant shall provide on-site erosion protection for the storm drainage system during construction, to the satisfaction of the Engineering Department.
11. Barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.
12. The Planning Department shall be authorized to approve minor changes.
13. A new 6-foot decorative masonry wall or a six-foot high mixed construction wall shall be constructed on all common property lines with adjacent properties, exclusive of the front setback. Mixed construction walls shall consist of a masonry base and masonry pilasters, which shall be composed of at least 30 percent masonry and 70 percent wood. Projects may only utilize existing property line walls when the walls are 6-foot masonry or mixed construction, exclusive of the front setback.
14. The applicant shall finish all new property line walls equally on both sides wherever possible. Projects utilizing existing property line walls shall restore the walls to an "as new condition," on both sides, subject to Planning Department approval.
15. The site shall be fully fenced prior to the start of construction.
16. All on-site litter and debris shall be collected daily.
17. Construction work shall occur only between the hours of 7 a.m. and 6 p.m. on Monday through Friday, between 9 a.m. and 5 p.m. on Saturday, with no work occurring on Sunday and holidays.
18. Material storage on public streets shall not exceed 48-hours per load.
19. The project developer and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighbors are not subjected to excessive noise, disorderly behavior, or abusive language.
20. Streets and sidewalks adjacent to job sites shall be clean and free of debris.

Final Inspection:

21. The landscaping and sprinklers shall be installed per the approved plan, prior to final inspection.
22. Fire protection system shall be equipped with an alarm initiating device and an outside horn/strobe located at the front of the building and/or as near as possible to the front.

Horn/strobe shall not be obstructed from front of residence view by down spouts, gutters, trim or mullions, etc.

23. The sidewalk, curb, and gutter shall be replaced, as necessary, to the satisfaction of the Engineering Department.
24. The Vesting Parcel Map shall be recorded within 36-months of the effective date of this approval, unless an extension granted pursuant to law. If said map is not recorded within said 36-month period, or any extension thereof, the map shall be null, void, and of no force and effect.
25. The developer shall plant a minimum 36-inch box tree within the front-yard of the project, subject to Planning Department approval (not a palm tree).
26. Any future exterior or interior alterations shall require the approval of the Home Owner's Association and the Planning Department.

The City has rarely, if ever, rejected a CUP application for a multiple family development and therefore does not consider the CUP requirement a constraint for development. The CUP, in combination with the PCDR entitlement requirement and Tentative Parcel/Tract Map, adds a public hearing to the review/approval process for larger projects. However, overall project approval can occur within two to three months (see Table H-39: Processing Times presented later). This timeframe does not have a significant cost impact on the overall development. Additionally, the City allows for concurrent processing of the building permit plan check during the entitlement review process under certain circumstances.

Condominiums

Pursuant to the City's Subdivision Ordinance, the City treats residential condominiums differently from other multiple-family housing (such as apartments) because of the unique nature of condominium ownership and State Subdivision Map Act requirements. Other than the City's and State's subdivision requirements, condominiums are processed in the same manner as other multi-family residential developments (apartments). Condominium projects with four or more units are also subject to a Planning Commission Design Review. Most recent multi-family residential developments in the City have been primarily condominiums.

Mobile Homes

Mobile home parks are permitted in the City's Mobile Home Park zone. The Zoning Ordinance requires a minimum of 2,100 square feet of lot area for each mobile home. Pursuant to State law, manufactured homes that meet State standards and are installed on a permanent foundation are permitted where single-family homes are permitted.

Manufactured/Factory-Built Homes

Consistent with State law, factory-built, modular housing units constructed in compliance with the California Code of Regulations (CCR) Title 25 placed on a permanent foundation are considered a single-family residential use and are permitted in the same manner and where single-family homes are permitted.

Accessory Dwelling Units/Junior Accessory Dwelling Units

The ordinance for Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) for single-family and multi-family residential zones was effective February 2021. ADU/JADU are allowed in areas zoned to allow single-family or multi-family dwelling residential use. This can include mixed-use zones, so long as there is existing residential on that property. Specific standards established include:

- ADUs and JADUs are allowed in lots zoned to allow single-family or multi-family dwelling residential units.
- A minimum unit size of 150 square feet and maximum unit size of 500 square feet for a Junior ADU.
- The maximum size of the living area of an ADU is 850 square feet for a studio or one-bedroom, or 1,000 square feet for an ADU with more than one bedroom.
- A height limit of one story or 16 feet.
- The accessory dwelling unit shall use similar exterior siding materials, colors, window types, door and window trims, roofing materials, and roof pitch as the primary dwelling.
- In single-family residential zones, one off-street parking space is required for an ADU in addition to the space required for a single-family primary dwelling.
- No off-street parking is required if the ADU is a half-mile from a transit stop, or a block from car-share, or if on-street parking permits.

The City is in the process of updating the current Residential Design Guidelines to become Objective Residential Design Standards (ORDS). The ORDS will include examples and information on the streamlining of ADUs to better inform applicants and architects on what ADU projects can access streamlined approval in the City of Redondo Beach. This effort is funded through the Senate Bill 2 (SB2) grant geared toward programs and projects that will further the development of housing in California.

Farmworker and Employee Housing

Redondo Beach is a highly urbanized community and its Zoning Ordinance or General Plan does not designate land for agricultural purposes. Given that there is no farmworker population in Redondo Beach, no policies or programs are needed to address farmworker housing.

Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure within a residential land use designation, according to the Employee Housing Act. Employee housing for six or fewer persons is permitted wherever a single-family residence is permitted. To comply with State law no conditional use permit or variance will be required. The City will amend the Zoning Ordinance to address the provision of employee housing.

Housing for Persons with Disabilities

The City conducted an analysis of the zoning ordinance, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

Definition of Family

A community's Zoning Ordinance can potentially restrict access to housing for households failing to qualify as a "family" by the definition specified in the Zoning Ordinance. California court cases have ruled that a definition of "family" that: 1) limits the number of persons in a family; 2) specifies how members of the family are related (i.e. by blood, marriage or adoption, etc.), or 3) a group of not more than a certain number of unrelated persons as a single housekeeping unit, is invalid. Court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the jurisdiction, and therefore violates rights of privacy under the California Constitution.

The Redondo Beach Zoning Ordinance defines a family as "an individual or two (2) or more persons related by blood, marriage, or adoption, or a group of not more than five (5) persons, excluding servants, who need not be related by blood, marriage, or adoption, living together in dwelling unit, but not including limited residential care facilities." This definition exceeds the zoning power of a local jurisdiction. The City will amend its Zoning Ordinance to adopt an inclusive definition.

Zoning and Land Use

Under the State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small community care facilities for six or fewer persons must be treated as regular residential uses and permitted by right in all residential districts. Redondo Beach is compliant with the Lanterman Act. The Zoning Ordinance defines a Residential Care Facility as one that provides 24-hour non-medical care for persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes: board and care homes, children's homes, congregate living health facilities, alcoholism or drug abuse recovery treatment facilities, and similar facilities. The City does not regulate residential care homes (for six or fewer persons) and these facilities are permitted in all residential zones, except the Mobile Home Park zone. The City's Zoning Ordinance has no spacing requirement for residential care facilities. Residential care homes for more than six persons are not addressed in the City's Zoning Ordinance. Residential care facilities for more than six persons are conditionally permitted in the Community Facility zone. Currently, the Zoning Ordinance does not address residential care facilities that are not licensed by the State. The City will address this as part of the comprehensive update to the Zoning Ordinance to implement the updated General Plan.

According to the State Department of Social Services, a total of ten community care facilities are located in Redondo Beach, most of which are small residential care facilities that serve six or fewer persons. These include:

- Four Adult Day Care facilities – 133 persons
- Three Adult Residential Care Facilities – 108 beds

- Six Assisted Living Facilities for the Elderly – 282 beds

The Land Use Element and Zoning Ordinance provide for the development of multiple-family housing in the R-2, R-3, RMD, and RH zoning districts. Regular multiple-family housing for persons with special needs, such as apartments for seniors and the disabled, are considered regular residential uses permitted by right in these zones. The City also has a P-CF community facility zone which allows residential care facilities through a conditional use permit.

Building Codes

Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multi-family developments are subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.
- At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.
- All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
- Common use areas shall be accessible.
- If common tenant parking is provided, accessible parking spaces are required.

No unique Building Code restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the City's Municipal Code, California Code of Regulations, California Building Standards Code, and federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building Department as a part of the building permit review and issuance process.

Reasonable Accommodation

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

Circumstances may arise when it would be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or another standard of the Zoning Ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances, and must be decided on a case-by-case basis. The City of Redondo Beach does not currently have a formal ministerial process for persons with disabilities to seek relief from the strict or literal application of development standards to enable them to enjoy their dwellings like other residents in the City.

Conclusion

The City is updating the General Plan, which will be followed with a Zoning Ordinance update. As part of that update, the City will devise a formal process for providing reasonable

accommodation to persons with disabilities. The process will be available to a person, a business, or organization making a written request for reasonable accommodation in the application of land use or zoning provisions in order to facilitate the development of housing for persons with disabilities. The request will be reviewed and determined by the Community Development Director or his designee.

Senior Housing

Housing for seniors is conditionally permitted in the R-3A, RMD, and RH multiple-family residential zones, in P-CF community facility as well as in all mixed use and commercial zones. The City's Zoning Ordinance identifies certain location requirements for the placement of senior housing, which include requiring housing for seniors to be within walking distance of a wide range of commercial retail, professional, social and community services, as well as bus and transit stops. Senior housing projects are permitted to exceed the density, floor area and height requirements of the underlying zone. Age verification of tenants is required annually. The City requires all owners of rental housing for senior citizens to submit an updated list of all project tenants and their age to the Community Development Director every December.

Emergency Shelters

State law requires that local jurisdictions strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed through a ministerial process. Section 50801(e) of the California Health and Safety Code defines emergency shelters as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or fewer by a homeless person.

According to the 2020 Point-in-Time Homeless Count by the Los Angeles Homeless Services Authority (LAHSA), 173 unsheltered homeless are located in Redondo Beach. In September 2020, the Redondo Beach Council voted to move forward with a plan to provide temporary homeless shelters on the lot where the City's Transit Center is being constructed in the northern part of the City. The shelter operations were jointly funded by the City of Redondo Beach and the County using CDBG funds. On June 8, 2021, the City Council approved an amendment to the funding agreement with the County to continue to provide the 15 "pallet shelters" (temporary homeless shelters) at the 1521 Kingsdale site with the potential to increase the number of pallet shelters in the future. Each pallet shelter structure can accommodate two persons, for a total capacity of 30 persons. Therefore, the City's unsheltered homeless count should be reduced to 143 persons.

The City amended the Zoning Ordinance in 2017 to permit emergency shelters with approval of a ministerial permit in the I-1B zone and subject to a coastal development permit in the I-2A zone. The ordinance allows emergency shelters for the homeless as a permitted use in the I-IB zone and in the I-2A coastal zone (only I-2A in the Coastal Land Use Plan Implementing Ordinance), which are intended for a broad range of light industrial uses.

There are currently nine properties zoned I-1B and four properties zone I-2A coastal zone, totaling 18.6 acres. Specifically, one parcel (approximately one acre) in the I-IB zone is occupied by an underutilized warehousing facility. Four parcels in the I-2A coastal zone are vacant (2.6 acres), previously used as a "dirt yard." Properties in these zoning districts are

located along major transportation routes and with easy access to services and community facilities. Development standards are consistent with other uses in the same zone, with similar or lower parking requirements for emergency shelters at one space per 250 space feet. A 300-foot separation from another shelter facility is required.

However, AB 139 states that local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. The City will amend the Zoning Ordinance to comply with AB 139.

Furthermore, the recently passed AB 101 requires cities to allow a Low Barrier Navigation Center (LBNC) development by right in areas zoned for mixed uses and nonresidential zones permitting multi-family uses if it meets specified requirements. A "Low Barrier Navigation Center" is defined as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low Barrier Navigation Centers may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions. The Zoning Ordinance will be amended to address the provisions of Low Barrier Navigation Center.

In December 2020, the City instituted the Pallet Shelter housing. These Pallet Shelters are individual temporary homeless structures (15 structures total), currently located at 1521 Kingsdale Avenue in Redondo Beach on the lot where the City's Transit Center is being constructed in the northern part of the City. The Pallet Shelters were initially jointly funded for 6 months by the City of Redondo Beach and the County using Community Development Block Grant funds. On June 8, 2021, the City Council approved an amendment to the funding agreement with the County to continue to provide the shelters.

Transitional Housing

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Pursuant to SB 2 and SB 745, transitional housing constitutes a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). The City of Redondo Beach is updating the General Plan, which will be followed with a Zoning Ordinance update. As part of that update, the City will amend the Zoning Ordinance to define transitional housing pursuant to California Government Code Section 65582(h) and to permit transitional housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone.

Supportive Housing

Pursuant to SB 2, supportive housing constitutes a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). The City of Redondo Beach is updating the General Plan, which will be followed with a Zoning Ordinance update. As part of that update, the City will amend the Zoning Ordinance to define supportive housing pursuant to California Government Code Sections 65582(f) and (g), and to permit supportive housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone.

Furthermore, the recently passed AB 2162 further requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop. This Housing Element includes a program to amend the Zoning Ordinance to comply with AB 2162.

The Moonstone project includes the conversion of a hotel to 20 units of permanent supportive housing (affordable housing). An application for funding has been submitted to the State of California for Project Homekey funding. The grant was awarded, as announced by the State on March 15, 2022, and the renovations are expected to be completed and apartments available for occupancy in 2022.

Single-Room Occupancy Units

Single-Room Occupancy (SRO) units are one of the most traditional forms of affordable private housing for lower income individuals, including seniors, persons with disabilities, and single workers. An SRO unit is usually small, between 80 and 250 square feet. These units provide a valuable source of affordable housing and can serve as an entry point into the housing market for formerly homeless people. Currently, the Redondo Beach Zoning Ordinance does not contain specific provisions for SRO units. The Zoning Ordinance will be amended to specifically address the provision of SRO units as a conditionally permitted use in the C-4 zone outside the Coastal Zone. The amendment will be completed as part of the Zoning Ordinance update to implement the General Plan update.

5. Site Improvements

The State Subdivision Map Act and Title 10 of the Redondo Beach Municipal Code authorize the City to require public improvements for new development. These improvements typically include street and park dedications, curbs, gutters, sidewalks, and drainage improvements. The requirement that developers provide public improvements may affect the cost of the housing produced. These requirements, however, are justified since they serve to mitigate the infrastructure and public service impacts generated by new housing.

In Redondo Beach, almost all housing developments involve the recycling of sites where such improvements are already in place. Repairs or replacement of existing improvements might be

occasionally required. Consequently, improvement requirements do not normally pose a significant constraint.

For projects involving dedicated lower and moderate income housing, certain site improvement requirements may be waived or reduced if necessary to ensure the economic feasibility of the project. For example, the City waived certain requirements for the Heritage Pointe senior apartment project, and provided some of the necessary infrastructure improvements itself.

6. Fees and Other Exactions

Planning and development fees charged by local governments contribute to the cost of housing. Redondo Beach charges a variety of planning and development fees to offset the costs associated with permit processing and the provision of infrastructure and facilities. The City's planning fees presented in Table H-37 are overall lower than those charged by surrounding cities while building permit and plan check fees are similar to those of surrounding cities (Table H-38).

Many cities charge development impact fees to cover the cost of added services required by new residential development. City of Redondo Beach impact fees include: a park and recreation fee ($400/unit), a school fee ($3.48 per square-foot of living area), a wastewater capital fee ($2,020 for single-family and $1,415 for multiple-family for new construction only) and a storm drain fee (which varies depending on zone and lot size, ranging from $200 per unit in RH to $640 per unit in R1 zone).

Quimby fees apply to projects requiring the approval of a tentative or parcel subdivision map. In August 2017, the City increased the Quimby fee cap from $7,500 to $25,000 per new residential unit. The cap is the maximum fee that can be charged, not necessarily the actual fee. The fee to be paid by developers is the lesser of the fee cap or a fee determined by formula incorporating the average fair market value of the amount of land that would otherwise be required for dedication. The latter formula is informed by applying the City's parkland standard of three acres of parkland per 1,000 population in calculating its Quimby fee. As Quimby is applied only to projects that require subdivision, it does not impact the development of multi-family rental housing. Furthermore, the fee is waived for below market (affordable) housing development.

Overall, development fees in the City have not increased significantly in the last few years. For a typical single-family project, a developer can expect to pay about $18,902 per unit in total fees (including Plan Check, Permit, Planning, and all impact fees). A multiple-family "for-sale" or with subdivision project (subject to the State's/City's Quimby Fees) will cost a developer approximately $29,612 per unit in total fees. A multi-family "for-rent" project with no subdivision or an affordable housing project will cost a developer approximately $13,571 per unit in total fees. For all residential development project types, these levels of fees represent a very small portion of overall development costs in Redondo Beach, especially given the high land cost. These fee levels favor rental housing development, the type of housing that is more affordable than for-sale homes or townhomes. Furthermore, the City has little remaining opportunity for single-family residential development. Current and future housing activities are primarily focused on recycling of single-family units into higher intensity residential uses. Nevertheless, in order to mitigate the impact of fees on the feasibility of affordable housing

development, the City will consider waiving or reducing development impact fees for projects with lower and moderate income units.

The total fees for multi-family per unit "for-sale" or with subdivision projects can be higher than for single-family projects ($26,620 per unit vs. $18,902 for single family). However, the majority of multi-family "for-sale" projects are smaller scale recycling projects that receive credits towards their Quimby fees for existing units, where with the credit it can be more aligned with the fees for single-family projects ($20,593 per unit if there are more than one existing unit being replaced vs. $18,902 for single family). The predominant reason for some types of multi-family projects having higher per unit fees compared to single-family projects is the application of the State's/City's Quimby fee. When "existing unit" credits are applied for multi-family projects that are "for-rent", the per unit fees are much less than single-family projects.

Table H-37: Planning-Related Fees for Residential Development (FY 2021-2022)

Application	Fee $
Variance	$3,060.00
Zoning Map Amendment	
Property outside City's Coastal Zone	$5,245.00
Property within City's Coastal Zone	$7,655.00
Planning Commission Design Review	
Fee waived when in conjunction with an application for a Conditional Use Permit for a Condominium or Multiple-Family Residential Project	
Multiple-Family Residential	$3,060.00
Planned Development Review	
In conjunction with overlay zone	$5,245.00
In conjunction with overlay zone within City's Coastal Zone	$7,655.00
Addition/Substantial Alteration to existing development	$1,530.00
Administrative Design Review	
2-3 Multiple-Family Residential & Condominium Projects	$2,082.00 Plus $625.00 Per Unit
Single-Family	No Fee
Conditional Use Permit	
All (except Multiple-Family)	$3,055.00
Multiple-Family (4+ units) & Condo	$3,055.00 Plus $1,280.00 Per Unit
Conditional Use Permit	
Modification	$875
Subdivisions	
Parcel Map	$1,530.00
Tract Map	$2,370.00
Lot Line Adjustment	$1,530.00
Environmental Review Fees	
Initial Study and Negative Declaration	$1,970.00 Plus Contract Cost
Initial Study and Mitigated Negative Declaration	$2,190.00 Plus Contract Cost
Environmental Impact Report (EIR)	Actual Cost
Supplemental Fee (for analysis of EIR)	$1,750.00
Contract Administration for EIR	Actual Cost
Plan Check Fees	
New Development	50% of Building Permit Fee
Additions to Existing Development	50% of Building Permit Fee
Coastal Development Permit	
Public Hearing Waiver	$325
Public Hearing	$1,530

Table H-37: Planning-Related Fees for Residential Development (FY 2021-2022)	
Application	**Fee $**
Development Agreement	Actual Cost
Source: City of Redondo Beach Planning Department, 2021	

Table H-38: Comparison of Residential Development Fees (2020-2021)				
Fee	**Redondo Beach**	**Manhattan Beach**	**Hermosa Beach**	**Torrance**
Conditional Use Permit	$3,055	$8,393	$5,070	$5,157- $14,236
Variance	$3,060	$8,421	$3,907	$10,992
Zoning Map Amendment	$5,245-$7,655	$20,000*	$4,226	$10,411
Tract Map or Parcel Map	$1,530-$2,370	$1,301-$4,074	$4,879	$7,408
* Indicates deposit amount. Source: City of Redondo Beach (2021), City of Manhattan Beach (2020), City of Hermosa Beach (2020), and City of Torrance (2019).				

7. Processing and Permit Procedures

Permit Processing

Certainty and consistency in permit processing procedures and reasonable processing times are important to ensure that the City's development process does not discourage housing developers or add costs that would make a project economically infeasible. The City is committed to maintaining comparatively short processing times. Total processing times vary by project, but most residential projects are approved in two to four months. Table H-39 provides a detailed summary of the typical processing procedures and timelines of various types of projects in the City.

Table H-39: Processing Times				
Project Type	**Reviewing Body**	**Public Hearing Required**	**Appeal Body (if any)**	**Estimated Total Processing Time**
Single-Family Subdivision	Community Development Department	Yes-Planning Commission	City Council	2-3 months
Multiple-Family (2-3 units)	Community Development Department	Not Required	Planning Commission	Less than 2 months
Multiple-Family (4+ units	Community Development Department	Yes-Planning Commission	City Council	2-3 months
Multiple-Family (with subdivisions)	Community Development Department	Yes-Planning Commission	City Council	2-3 months
Mixed Use	Community Development Department	Yes-Planning Commission	City Council	2-3 months

Building and planning permits involve plan checking for building, electrical and plumbing code compliance, and zoning compliance. Single-family developments and multiple-family developments (apartments and condominiums) with two or three units are subject to administrative design review (staff level). Multiple-family with four or more units require discretionary entitlement(s) that are subject to approval by the Planning Commission at a public hearing and are also subject to environmental review pursuant to the California Environmental Quality Act (CEQA).

Development within the coastal zone is required to obtain approval of a coastal development permit. The City's Local Coastal Program has been certified by the Coastal Commission. For most of the Coastal Zone, except State Tidelands including all areas zoned for residential development, the City has the authority to issue Coastal Development Permits for new residential development. However, some projects may still be appealed to the Coastal Commission, which could increase processing time by several months (the appealable area of the coastal zone includes up to the first public street parallel to the water or properties within 300 feet of the beach, whichever is greater). The City's Local Coastal Program is fully certified by the Coastal Commission.

The City provides summary handouts explaining development review and permitting procedures and is committed to maintaining reasonable processing times. The processing time for the most common residential development applications are summarized in Table H-40. These applications are often processed concurrently. Depending on the level of environmental review required, the processing time for a project may be lengthened. Given the relatively short time periods required for processing residential development applications in Redondo Beach, the City's permit processing procedures are not a significant constraint on residential development.

Table H-40: Permit Processing Time

Application	Estimated Processing Time
Variance	1-3 months
Conditional Use Permit	1-3 months
Parcel Map or Tract Map	2-3 months
Zoning Map Amendment	4-6 months
General Plan Amendment	4-6 months
Plan Check (Community Development Department)	3-4 weeks
Building Permit	4-6 weeks

Source: City of Redondo Beach Planning Department, 2017.

Design Review

An administrative design review is conducted by the Community Development Director to review minor development projects that otherwise meet current zoning regulations. Projects that require an administrative design review include: all new single-family residences, new developments containing two or three units, additions to existing single-family residences, additions to developments containing two or three units, additions of less than 1,000 square feet to multiple-family residential developments containing four or more units, and the addition of a second unit. During the administrative design review, the following criteria are considered: traffic congestion or impairment of traffic visibility, pedestrian safety and welfare, overall design compatibility with the community and surrounding neighborhood, the impact on surrounding properties and the public health, safety and general welfare, and architectural style and design. Typically, an administrative design review can be completed within two to three weeks upon receipt of a completed application.

Design review by the Planning Commission is required to ensure compatibility, originality, variety, and innovation in the architecture, design, landscaping, and site planning of

developments in the community. The Planning Commission reviews projects in order to protect property values, prevent the blight and deterioration of neighborhoods, promote sound land use, encourage design excellence, and protect the overall health, safety, and welfare of the City. Projects that require a Planning Commission design review include: new mixed use development, new multiple-family developments of four or more units, and additions of 1,000 square feet or more to multiple-family developments of four or more units. The following criteria are considered during the Planning Commission design review process: user impact and needs; the project's relationship to surrounding physical features; consistency of architectural style; balance and integration with the neighborhood, building design, signs; and consistency with residential design guidelines. Typically, design review by the Planning Commission can be held concurrently with other reviews (such as the CUP review) and can be completed within six to eight weeks upon receipt of a completed application. The City's Residential Design Guidelines are online. The City will be updating its 2003 Residential Design Guidelines to comply with SB 330 requirements on objective design standards.

Conditional Use Permit

The purpose of a Conditional Use Permit (CUP) is to allow review of certain uses possessing unique characteristics to ensure that the establishment or alteration of these uses will not adversely affect surrounding uses and properties or disrupt the orderly development of the community. In reviewing an application for a CUP, the following criteria are considered by the Planning Commission:

1. The site shall be in conformity with the General Plan and shall be adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required.
2. The site shall have adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the proposed use.
3. The proposed use shall have no adverse effect on abutting property or the permitted use thereof.
4. The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to protect the public health, safety, and general welfare. Such conditions may include, but shall not be limited to:
    a. Additional setbacks, open spaces, and buffers;
    b. Provision of fences and walls;
    c. Street dedications and improvements, including service roads and alleys;
    d. The control of vehicular ingress, egress, and circulation;
    e. Sign requirements or a sign program, consistent with the Sign Regulations;
    f. Provision of landscaping and the maintenance thereof;
    g. The regulation of noise, vibration, odor and the like;
    h. Requirements for off-street loading facilities;
    i. A time period within which the proposed use shall be developed;
    j. Hours of permitted operation and similar restrictions;
    k. Removal of existing billboards on the site; and

l. Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this chapter and the General Plan.

The CUP review focuses on compatibility, health and safety issues, whereas design review focuses on design elements. Because the CUP process can potentially add an element of uncertainty to the review process, the City will address the CUP requirement as a potential constraint to multi-family housing development.

While a couple of the criteria may appear subjective, it is important to note that the City has never denied any application for development based on the proposed use. In addition, approval of a CUP runs with the attached property and does not need to be renewed periodically. The City's CUP review is primarily focused on design and site plan considerations. The CUP is processed concurrently with other reviews so no additional time is required. Furthermore, sites that are reused from the 5th cycle Housing Element and sites to be rezoned for the 6th cycle Housing Element are subject to by-right approval if 20 percent of the project units are set aside as housing affordable to lower income households, as required by State law.

Measure DD

On November 4, 2008, Redondo Beach residents passed Ballot Measure DD that applies to major changes in allowable land use. "Major change in allowable land use" is defined as any proposed amendment, change, or replacement of the General Plan (including its local coastal element of the City's zoning ordinance or of the zoning ordinance for the coastal zone), meeting any one or more of the following conditions requires a public vote:

- The conversion of public land to private use;
- The re-zoning of nonresidential land for housing or mixed-use projects with more than 8.8 units per acre; and
- Changes that significantly increase traffic, density or intensity (i.e. zoning changes that add more than 25 homes, 40,000 square feet of commercial space and/or yielding more than 150 peak hour car trips).

If a project is developed under existing zoning were to trigger 150 peak hour trips or unacceptably reduce the level of service at any critical intersection, then traffic related improvements would be required in order to be consistent with Goals and Policies within the City's Circulation Element of its General Plan. A project triggering traffic impacts requiring improvements is not subject to Measure DD and does not require a public vote.

On November 5, 2024, Redondo Beach residents passed a Ballot Measure that amended the "Exceptions" provisions of Measure DD and removed the requirement for an election for any amendments to the City's zoning ordinance or zoning ordinance for the coastal zone that implements a program in the City's General Plan housing element. The amendment further states that, "… an action required to meet the City's obligation to accommodate its Regional Housing Needs Assessment ("RHNA") allocation", is exempt from Measure DD requirements.

The City will continue to conduct outreach and education regarding the importance of the housing and compliance with State law.

B. Non-Governmental Constraints

Non-governmental constraints on housing production include high cost of land, cost of construction, and financing. These costs are determined primarily by market conditions over which local governments have little control. Governments may lessen the impacts of these market conditions through direct public subsidies of housing development such as land write-downs and interest subsidies.

1. Construction Costs

One indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data are national and do not take into account regional differences, nor include the price of the land upon which the building is built. In 2020, according to the latest Building Valuation Data release, the national average for development costs per square foot for apartments and single-family homes in 2020 are as follows:

- Type I or II, R-2 Residential Multifamily: $148.82 to $168.94 per sq. ft.
- Type V Wood Frame, R-2 Residential Multifamily: $113.38 to $118.57 per sq. ft.
- Type V Wood Frame, R-3 Residential One and Two Family Dwelling: $123.68 to $131.34 per sq. ft.
- R-4 Residential Care/Assisted Living Facilities generally range between $143.75 to $199.81 per sq. ft.

In general, construction costs can be lowered by increasing the number of units in a development, until the scale of the project requires a different construction type that commands a higher per square foot cost. These costs are exclusive of the costs of land and soft costs, such as entitlements, financing, etc. The City's ability to mitigate high construction costs is limited without direct subsidies. Another factor related to construction cost is development density. For multiple-family attached units, construction costs are slightly lower as developers can usually benefit from economies of scale with discounts for materials and diffusion of equipment mobilization costs. Construction costs are relatively consistent throughout Los Angeles County, and therefore high construction costs are a regional constraint on housing development rather than a local constraint.

2. Land Costs

In coastal areas such as Redondo Beach, the single largest constraint to new affordable housing is the price of land. The diminishing supply of land available for residential construction combined with a fairly steady demand for housing has served to keep the cost of land high. High

and rapidly increasing land costs have resulted in home builders developing increasingly expensive homes in order to capture profits. The City's supply of vacant residential land is extremely limited. A survey of listings on Realtor.com in May 2021 found only one vacant parcel in Redondo Beach, priced at approximately $12.7 million per acre.

3. Availability of Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Interest rates are determined by national policies and economic conditions, and there is little that local government can do to affect these rates.

Home Purchase and Home Improvement Financing

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants.

As shown in Table H-41, according to the latest available HMDA data, a total of 2,757 households applied for loans, either conventional or government-backed, to purchase homes in Redondo Beach in 2017. Approval rates were slightly higher for government backed home purchase loans with 85.7 percent of government-backed and 72.6 percent of conventional loan applications approved. The approval rate for home improvement loans was 57 percent. Given the high rates of approval for home purchase loans, financing was generally available to Redondo Beach residents. In comparison, the availability of home improvement financing is more limited.

Table H-41: Disposition of Home Purchase and Improvement Loan Applications (2017)

Loan Type	Total Applications	Percent Approved	Percent Denied	Percent Other
Government Backed Purchase Loans	14	85.7%	0%	14.3%
Conventional Purchase Loans	1,031	72.6%	8.6%	18.8%
Refinance	1,512	58.4%	16.0%	25.6%
Home Improvement Loans	200	57.0%	16.5%	26.5%
Total	2,757	63.8%	13.2%	23.0%

Notes:
1. FFIEC changed the format of reporting in 2018 and due to delays in data reformatting, post-2017 data is not yet available by jurisdiction.
2. Percent Approved includes loans approved by the lenders whether or not accepted by the applicant.
3. Percent Other includes loan applications that were either withdrawn or closed for incompleteness.

Source: Federal Financial Institutions Examination Council, CLC Compliance Technologies, data accessed in 2020

4. Timing and Density

In Redondo Beach, development projects typically maximize the allowable density. It is common that development projects yield over 90 percent of the allowable density given the high cost of land and limited developable land remaining in the community.

Non-governmental market constraints can also include timing between project approval and requests for building permits. In most cases, this may be due to developers' inability to secure financing for construction. In Redondo Beach, the average time between project approval and request for building permit is typically three to four months for infill projects, six months to one year for larger development projects.

5. Environmental Constraints

Geologic and Seismic Hazards

The City of Redondo Beach is situated within the western edge of the Los Angeles Basin, near the boundary of the Southern California Continental Borderland Geomorphic Province. The Los Angeles Basin is underlain by both marine and non-marine accumulations of gravel, sand, silt, and clay, that were deposited over time as a consequence of sea level fluctuations and erosion of the land masses north, east, and south of the Los Angeles Basin.

Currently no active or potentially active faults are known to exist within the City of Redondo Beach. The Redondo Canyon fault has a structural trend that would project on-shore in the vicinity of King Harbor, however, existing data suggests that the fault terminates very close to the shoreline. However, the City lies in a seismically active region where numerous faults are capable of generating moderate to large earthquakes. The major faults are related to the San Andreas fault system. The regional faults that may generate earthquakes that could affect the City of Redondo Beach are:

Elysian Park Fault: Three years of recently observed seismic activity suggests that this newly discovered thrust fault trends at least 50 miles from Whittier to Malibu across the northern portion of the Los Angeles Basin. Earthquakes of magnitude 7 may be generated by subsurface movement of this fault. The fault is located approximately 11 miles north of Redondo Beach.

Cabrillo Fault: This fault extends approximately 12 miles across the San Pedro shelf. The fault may deform Holocene sediments and has had numerous small earthquakes occur near its trace. The fault is considered active. The fault's slip rate suggests a recurrence interval for a magnitude 6.0 earthquake of greater than 400 years, however, no data are available as to when the last earthquake approaching that magnitude occurred. The fault is located approximately eight miles from the City.

Palos Verdes Fault: The Palos Verdes (or Palos Verdes Hills) fault extends from the Santa Monica-Malibu Coast fault in northern Santa Monica Bay southeastward across the Palos Verdes Peninsula and the San Pedro Shelf to the vicinity of Lasuen Knoll, a distance of more than 50 miles. The fault is considered to be active on either side of the peninsula. A 3.9 magnitude earthquake was attributed to the fault in 1972 in the area south of San Pedro. Earthquake magnitude ranges for the fault are from about 5.0 to 7.0 with recurrence interval for a magnitude 6.0 earthquake being about every 300 years. Data were unavailable indicating when the last 6.0 earthquake occurred. Segments of the fault across Santa Monica Bay, across the Palos Verdes Peninsula, and southeast of San Pedro, are all considered to be potentially seismogenic. The fault is closest to the City of Redondo Beach where it cuts across Santa Monica Bay, approximately two and one-half miles southwest of the City.

Redondo Canyon Fault: This fault is approximately eight miles long and joins the main strand of the Palos Verdes fault near the shoreline off the City of Redondo Beach. Scattered small earthquakes have occurred near the fault. The fault is considered active with an estimated maximum credible magnitude of 6.5. Recurrence intervals were not available because of a lack of data regarding the slip rate.

Charnock Fault: The Charnock fault consists of two strands that cut Late Quaternary strata and leave no surface expression. The fault is about six miles long and is located about four miles north of the City. No recurrence interval data was available.

Newport-Inglewood Fault System: This fault system is over 45 miles in length and is located approximately 6.5 miles east of the City. The fault is considered active and was the source of the 1933 magnitude 6.3 Long Beach earthquake. It is unlikely that this fault segment between Signal Hill and Newport Beach will be the source of another major earthquake in the near future. However, it is possible that the 25 mile segment between Cheviot Hills and Signal Hill could produce a major earthquake event.

San Pedro Fault: This fault is located approximately 15 miles offshore and consists of a series of strands that cut Late Quaternary strata. The fault length is about 45 miles, generally paralleling the coastline. Recurrence intervals for a magnitude 6.0 earthquake are about every 300 years, however, actual dating of the last earthquake close to that magnitude is unknown.

Hollywood-Raymond Hill Fault System: This system extends in an east-west direction along the south side of the Santa Monica Mountains and may be continuous with the Raymond fault in the vicinity of Glendale. The fault is located about 15 miles north of the City. There is a high probability that this fault system is capable of generating damaging earthquakes.

Santa Monica-Malibu Coast Fault System: These faults extend approximately 60 miles in an east-west direction from north of Santa Monica into the Santa Barbara Channel. The faults are located about 11 miles north of the City. The Malibu Coast segment of this system experienced a 5.7 magnitude earthquake in 1973.

Whittier Fault: The Whittier fault is approximately 28 miles long and is located about 20 miles east of the City. This fault may have been the source of the 1987 6.1 magnitude Whittier Narrows earthquake. Recurrence intervals on this fault are relatively short with 20 to 40 year estimates for magnitude 6.0 earthquakes.

Elsinore Fault: The Elsinore fault is approximately 130 miles long and is located about 50 miles east of the City. The fault was the site of a 1910 magnitude 6.0 earthquake. Recurrence intervals are relatively short with a 20 to 90 year recurrence for a magnitude 6.0 earthquake.

Catalina Escarpment Fault: This offshore fault is approximately 80 miles long and is located about 35 miles west of the City. Recurrence intervals are about every 300 years for a magnitude 6.0 earthquake.

San Fernando-Sierra Madre Fault System: This fault system is approximately 36 miles long and extends along the base of the San Gabriel Mountains from east of Sierra Madre to west of San Fernando. These faults are found about 30 miles north of the City. The San Fernando segment was the source of a 1971 magnitude 6.6 earthquake. Recurrence intervals are estimated at 100 years for a magnitude 6.0 earthquake.

San Andreas Fault System: This fault system forms the dominant geologic structure throughout most of western California and has been responsible for the largest recorded earthquakes in the region. The fault system segment between Parkfield and Cajon Pass currently has a very low level of seismic activity. However, the portion of the fault system from Parkfield to Tejon Pass has experience great earthquakes of magnitude 8+ roughly every 250 years and the segment between Tejon Pass and Cajon Pass has experienced major to great earthquakes (magnitude 7 and greater) on an average of every 145 years. The fault system segment between Cajon Pass and the Salton Sea has not experienced a major earthquake for a least 265 years and possibly for as long as 600 years. Various earthquake studies suggest that this segment may be the location for the next great earthquake in California with probabilities of between 2 and 5 percent per year or about 50 percent in the next 20 or 30 years. Future earthquake predictions of magnitude and displacement cannot precisely be determined along the San Andreas fault system. Regional studies do, however, indicate that a magnitude 8.0 or larger earthquake could be expected to occur in the future and should be considered for planning and design purposes. The closest these latter fault system segments come to the City is about 52 miles to the northeast. A major earthquake along this system should be considered a strong possibility and would produce ground accelerations of about 0.14 g within the City.

San Jacinto Fault System: In terms of numbers of damaging earthquakes, this system has been the most prolific in historical time. At least 10 earthquake events have taken place from 1858-1980 over a fault length of 120 miles, with about half of these earthquakes causing damage in the San Bernardino-Riverside area. Recurrence intervals suggest a magnitude 6.0 within 4 to 10 years and a magnitude 7.0 within 40 to 100 years. The fault system's closest point to the City is about 55 miles to the east, therefore, even though a moderate earthquake magnitude could occur at any time the actual expected damage within the City would probably be quite small.

Liquefaction Hazards

Liquefaction is a process whereby strong earthquake shaking causes sediment layers that are saturated with ground water to lose strength and behave as a fluid. This subsurface process can lead to near-surface or surface ground failures that can result in property damage and structural failure. Generally, sand and silty sand, that is poorly compacted and of Holocene age is most susceptible to liquefaction. These types of deposits can be found and are dominant within the City of Redondo Beach. Potential ground shaking within the City from a moderate to severe earthquake would be adequate to be within a threshold distance to generate liquefaction impacts.

Ground water depths within 30 feet of the ground surface is also a condition necessary for liquefaction to occur. For the City of Redondo Beach, a very high zone of liquefaction susceptibility exists within the coastal area where elevations are less than 30 feet above sea level.

Flooding Hazards

Significant and far-reaching portions of the Los Angeles Basin (including the City of Redondo Beach) have experienced flooding events during historic times. Some of the more notable flood events occurred in the early 1800's, when the Los Angeles River would periodically shift its course/direction and eventual discharge point into the Pacific Ocean, alternating between the Santa Monica Bay area and the San Pedro/Long Beach Harbor areas. Concrete channelization of the major rivers and drainages in the region and the installation of additional modern flood control and prevention improvements (primarily through the Los Angeles Department of Public Works Flood Control Division and Army Corps of Engineers) have reduced the potential for and occurrences of regional-scale flooding substantially over time.

For the most part, all areas in the City of Redondo Beach (particularly those most susceptible to flooding) are well served by the existing local storm drainage network. The network is a cooperative, multi-jurisdictional system, partially maintained by the City of Redondo Beach Public Works Department and partially maintained by the Los Angeles County Department of Public Works Flood Control District. In general, the system is comprised of a series of catch basins and sumps (which either through gravity or forced pumping) direct excess runoff and storm water into the network of storm drain pipes located below the local streets. These pipes carry and discharge the water into the Dominguez Channel or into the Pacific Ocean through one of the thirteen local outfalls located along the southwestern shoreline of the City. In addition to the inland storm drainage system, the harbor and harbor basin area of the City (located in the northwestern area of South Redondo Beach and including the various marinas located in the City) are protected from coastal flooding and damage related to storm-generated flooding by a large rock/stone material rip-rap breakwater wall.

The Federal Emergency Management Agency (FEMA), under the Federal Insurance Administration, has qualitatively rated and mapped the potential for flooding within the City of Redondo Beach as part of the National Flood Insurance Program (Community Panel Reference Numbers 060150-6002-B and 060150-0001-B, effective date September 15, 1983). Under the program all areas of the community are placed within one of ten different categories signifying their potential for flooding during a given increment of time (years). The vast majority of the City of Redondo Beach (in both North Redondo Beach and South Redondo Beach) has been rated in the (C) category, and is subject to minimal or no flooding.

A total of seven small and isolated areas in North Redondo Beach have been rated as subject to greater than minimal flooding, and have been designated with one of the nine substantive flood hazard ratings. These areas include: 1) a small, low-lying, rectangular-shaped area within the North Redondo industrial area, located due north of the intersection of Marina Avenue and Aviation Boulevard; 2) a small, low-lying, oval-shaped area located due northwest of the intersection of Inglewood Avenue and Manhattan Beach Boulevard; 3) a small, low-lying, linear/oval-shaped area within the turfed Southern California Edison transmission corridor right-of-way, located east of Dow Avenue, between Manhattan Beach Boulevard and Beland Boulevard; 4) a small, low-lying, circular-shaped area located along the public right-of-way and residential area along Carnegie Lane, between Blossom Lane (to the east) and Green Lane (to the west); 5) a small, low-lying, oval-shaped area located within the California Water Service Company Reservoir #10 property (to the rear of the former Andrews School property), located

due west of Aviation Way and due north of Rockefeller Lane; 6) a small, low-lying, triangular-shaped area in a single family residential area, located due northwest of the intersection of Ripley Avenue and Rindge Lane; and 7) a small, low-lying, trapezoidal-shaped area (one of the five existing and aforementioned drainage sumps), located due south of the intersection of Aviation Boulevard and Artesia Boulevard, between Ford Avenue and Goodman Avenue.

A total of five small and more isolated areas and three larger and more prominent areas in South Redondo Beach have been rated as subject to greater than minimal flooding, and have been designated with one of the nine substantive flood hazard ratings. The five smaller and more isolated areas include:

(1) A small, low-lying, and rectangular-shaped area (within the Southern California Edison transmission corridor right-of-way now being used as a commercial plant nursery), located due south of Anita Street, between Harkness Lane, to the east, and Goodman Avenue, to the west. This area is rated in the (B) category (i.e., areas between the expected limits of minimal flooding (from only a 500-year storm event) and the areas within the expected limits of flooding resulting from a 100 year storm event (i.e., based on historic trends and data, has the probability of occurring once approximately every 100 years).

(2) A small, low-lying, circular-shaped area (one of the five aforementioned drainage sumps), in the center of the Redondo Beach Union High School athletic fields), located due east of Helberta Avenue, between Del Amo Street, to the north, and Vincent Street, to the south. The center of the area is rated in the (A1-A30) category (i.e., areas within the expected limits of flooding resulting from a 100 year storm event, with flood elevations and hazards determined). The outer ring of the area is rated in the (B) category, (i.e., areas between the expected limits of minimal flooding (from only a 500 year storm event) and the areas within the expected limits of flooding resulting from a 100 year storm event (i.e., based on historic trends and data, has the probability of occurring once approximately every 100 years). This area is also the focus of major storm drainage improvements that are currently planned by the County of Los Angeles Department of Public Works Flood Control Division under the Vincent Street Drain Project.

(3) A small, low-lying, oval-shaped area (along the South Irena Avenue right of way and adjoining residential area), located between Vincent Street, to the north, and Spencer Street, to the south. The area within the right of way is rated in the (A1-A30) category (i.e., areas within the expected limits of flooding resulting from a 100 year storm event, with flood elevations and hazards determined). The area within the residential portion is rated in the (B) category, (i.e., areas between the expected limits of minimal flooding (from only a 500 year storm event) and the areas within the expected limits of flooding resulting from a 100 year storm event (i.e., based on historic trends and data, has the probability of occurring once approximately every 100 years).This area will also be served by the major storm drainage improvements that are currently planned by the County of Los Angeles Department of Public Works Flood Control Division under the Vincent Street Drain Project.

(4) A small, low-lying, rectangular-shaped area (within the southern half of Alta Vista Park), located due southeast of the intersection of Camino Real and Juanita Avenue. The northern three-quarters of the area is rated in the (A1-A30) category (i.e., areas within the expected limits of flooding resulting from a 100 year storm event, with flood elevations and hazards determined). The southern one-quarter of the area is rated in the (B) category, (i.e., areas between the expected limits of minimal flooding (from only a 500 year storm event) and the areas within the expected limits of flooding resulting from a 100 year storm event (i.e., based on historic trends and data, has the probability of occurring once approximately every 100 years).

(5) A small, low-lying, oval-shaped area (one of the five aforementioned drainage sumps [the Avenue "H" Sump]), located due southeast of the intersection of Avenue H and Massena Avenue. This area is rated in the (A1-A30) category (i.e., areas within the expected limits of flooding resulting from a 100-year storm event, with flood elevations and hazards determined). This area is the focus of major storm drainage improvements that are currently planned by the County of Los Angeles Department of Public Works Flood Control Division under the Doris Coast Pump Station Project.

The three larger and more prominent areas of potential flood hazard in South Redondo Beach include:

(1) A large, extremely low-lying, rectangular-shaped area at the far southwestern corner of the City (including the beach and waterfront area), located due west of the Esplanade, between Avenue "I", to the north, and the City of Torrance municipal boundary, to the south. This area is subject to coastal storm and wave action impacts related to the geographic function of the Palos Verdes Peninsula, and is rated in the (V) category, (i.e., areas within the expected limits of coastal flooding with velocity (i.e., wave action) resulting from a 100 year storm event, with flood elevations and hazards not determined;

(2) A large, low-lying, linear/rectangular-shaped area at the far southern end of the City (including the Avenue "I" right-of-way and commercial parcels directly on the north and south sides of the right-of-way, between South Elena Avenue, to the east, and the Esplanade, to the west. This area is rated in the (B) category, (i.e., areas between the expected limits of minimal flooding (from only a 500-year storm event) and the areas within the expected limits of flooding resulting from a 100-year storm event (i.e., based on historic trends and data, has the probability of occurring once approximately every 100 years). Drainage capacity in this area will be improved by major storm drainage improvements that are currently planned by the County of Los Angeles Department of Public Works Flood Control Division under the Knob Hill Coast Drain Project.

(3) A large and generally oval-shaped area including: a) the entirety of the harbor and harbor basin bulkhead areas within the existing breakwater closest to the water's edge; b) the harbor basin areas themselves; c) the area of the location of the Municipal Pier; d) the breakwater itself; and e) the water areas directly outside the breakwater. All of these areas are also subject to greater than minimal flooding hazard. As previously mentioned,

flood protection capabilities in the harbor area as a whole, will be incrementally improved by the project currently underway between the City of Redondo Beach and the United States Army Corps of Engineers to raise the height level of the existing breakwater facility.

Fire Hazards

Local fire protection and prevention services (and paramedic services) within the community are provided by the City of Redondo Beach Fire Department. The Fire Department maintains three facilities in the City, including two fire stations and a fire boat. Fire Station #1 is located at 401 South Broadway (at the southwestern intersection of Pearl Street and Broadway) in South Redondo Beach; Fire Station #2 is located at 2400 Grant Avenue (at the southeastern intersection of Grant Avenue and Mackay Lane) in North Redondo Beach; and the fire boat is berthed adjacent to the Harbor Master's office (at the western terminus of Mole B) in South Redondo Beach.

The City of Redondo Beach Fire Department utilizes a constant manning/qualified relief staff system, using three 24-hour shifts that work a 56-hour work week. The City of Redondo Beach Fire Department provides estimated emergency response times (in minutes), based on an analysis of actual calls and responses, for the time that it takes for fire equipment and crews to reach any site in the City, once the call is received at the fire station.

Because of the highly urbanized and built-out nature of the City of Redondo Beach, the risk of wildfires is extremely negligible (the only large, undeveloped areas in the City with any measurable risk of fire hazard are the Wylie/Steinhart Sump, located at the southwestern intersection of Ford Avenue and Artesia Boulevard in North Redondo Beach, and Hopkins Wilderness Park, located at the northeastern intersection of Knob Hill Avenue and North Prospect Avenue in South Redondo Beach).

The overall risk of fire hazard in local communities is rated, primarily to establish homeowner insurance rates, by the Commercial Risk Services Division of the Insurance Service Office (ISO), an independent, non-profit company which provides information and related services to the insurance industry. This body rates two aspects of a community's fire system: a) the local fire department's conditions and operation; and b) the local water system's conditions and operation. These two aspects are then combined, to establish an overall community rating. The existing rating system utilizes an ascending numerical scale, ranging from Class 1 (the best) to Class 10 (the worst). The latest available rating for the City of Redondo Beach is for 1988. At that time, the water department condition and operation aspect of the City of Redondo Beach (the California Water Service Company) was rated as a Class 1; the fire department condition and operation aspect of the City of Redondo Beach (the City of Redondo Beach Fired Department) was rated as a Class 3; the overall community rating is a Class 2, generally considered excellent for communities of comparable size and character.

6. Availability of Water and Sewer Services

Pursuant to SB 1087, the City will provide a copy of the adopted 2021-2029 Housing Element to the water and sewer service providers, which are required by State law to have adopted policies prioritizing the provision of water and sewer services to affordable housing proposals.

Sanitary Sewer Service

Sanitary sewer service is provided in the City of Redondo Beach through a coordinated multi-jurisdictional system containing different facilities, some of which are operated/ maintained by the City of Redondo Beach Public Works Department and some of which are operated/maintained the County of Los Angeles Sanitation Districts. For the County's planning and operational purposes, the City actually falls within two geographically separate but equivalent districts: 1) County Sanitation District #5, which includes all of North Redondo Beach; and 2) the South Bay Cities Sanitation District, which includes all of South Redondo Beach.

Sewage is collected through a network of sewer mains located below virtually every street in the City and pumped towards the east through pump stations into centralized larger "trunk lines" to be treated at the Joint Water Pollution Control Plant (part of the county's Joint Outfall System, which consists of six treatment plants and four submarine outfalls). This plant is operated and maintained by the Los Angeles County Sanitation Districts, and is located in the City of Carson, approximately five miles east of the city. This plant serves communities throughout the entire South Bay, as well as communities located as far east as Downey and as far north as Inglewood. The Joint Water Pollution Control Plant in Carson, California provides primary and secondary treatment for approximately 260 million gallons per day (mgd), and has a total permitted capacity of 400 mgd.

The 2010 Sewer Master Plan indicates that the total existing average sewage generated in the City is estimated at 5.99 mgd. According to the 2010 Master Plan, less than one percent of the City's sewer system has significant deficiencies, and none of the deficiencies will prohibit growth. In assessing the capacity of the City's sewer system, the 2010 Master Plan uses projections in population and nonresidential buildout in 2030 adequate to accommodate the City's RHNA. All new growth can be accommodated by the City's sewer system with scheduled upgrades outlined in the capital improvements plan that is included as part of the 2010 Sewer Master Plan. Recent sewer improvement projects include:

- Basin 2 Marine Vessel Sewer Pump Out Station
- Rindge Sewer Pump Station Construction
- Sanitary Sewer SCADA
- Alta Vista Sewer Pump Station Design/Construction
- Morgan Sewer Pump Station Design/Construction
- Sanitary Sewer Facilities Rehabilitation

Water Service

The City of Redondo Beach receives its water service from the California Water Service Company (CWSC), an investor-owned public utility whose operations are regulated by the State of California Public Utilities Commission (PUC). The California Water Service Company has been providing water service to the City since 1927. For operational and maintenance purposes, the City of Redondo Beach is classified within the Hermosa-Redondo District, an area containing all of the City of Hermosa Beach, all of the City of Redondo Beach, and an 800-acre portion of the City of Torrance located directly south and southwest of the City of Redondo Beach. All water supplied to and used in the City of Redondo Beach comes from one of two sources:

(1) Water purchased by the California Water Service Company from the larger, regional Metropolitan Water District. This water is pumped into the city through four Metropolitan Water District connector lines.

(2) Water pumped up from local groundwater sources by the California Water Service Company through a series of three wells located in the far north end of North Redondo Beach.

Approximately 85 percent of the water supplied to the City of Redondo Beach is purchased from the Metropolitan Water District, while approximately 15 percent is pumped up from groundwater sources through wells in the city. The California Water Service Company reports that it is presently meeting all of the district's existing water service needs and the vast majority of its systems pipes are in better than average conditions. According to CalWater's Urban Water Management Plan, water demand in the Hermosa-Redondo District is anticipated to reach 14,778 AFY in 2040. The water supply is projected to be 14,967 AFY in 2040. Therefore adequate water supply is available to accommodate the City's housing needs through 2040, well beyond the current RHNA planning period.

2.2.4 Housing Resources

This section analyses the resources available for the development, rehabilitation, and preservation of housing in Redondo Beach, including the preservation of affordable housing at risk of converting to market-rate housing. This analysis includes an evaluation of the availability of land resources for future housing development, the City's ability to satisfy its share of the region's future housing needs, financial resources available to support housing activities, and administrative resources available to assist in implementing the City's housing programs and policies. Additionally, this section presents opportunities for energy conservation.

A. Availability of Sites for Housing

1. Regional Housing Needs Allocation (RHNA)

State law requires that a community provide adequate sites with residential development potential to allow for and facilitate production of the City's regional share of housing needs. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate vacant and underutilized sites." Under State law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning and development standards, and services and facilities to facilitate and encourage the development of a variety of housing for all income levels. Redondo Beach's Regional Housing Needs Allocation (RHNA) for the 2021-2029 planning period has been determined by SCAG to be 2,490 housing units, including 936 units for very low income households, [4] 508 units for low income households, 490 units for moderate income households, and 556 units for above moderate income households (Table H-42).

Changes in State law (SB 166 and SB 1333) require local jurisdictions to continue to monitor its ability to accommodate its RHNA as development occurs on available sites at an intensity or income level not consistent with the assumptions used in the Housing Element.

[4] Pursuant to new State law (AB 2634), the City must estimate its existing and future housing needs for extremely low income households needs based on Census income distribution or assume 50 percent of the very low income households as extremely low. Assuming 50 percent of the very low income households as extremely low, the City's very low income RHNA of 936 units is split into 468 extremely low income and 468 very low income units. However, State law does not require the separate identification of sites for the extremely low income units.

2. Progress Toward RHNA

Entitled/Approved/Under Review Projects

For the 6th cycle RHNA, the projection period begins on July 1, 2021. Therefore, housing units entitled and approved but are not expected to be issued building permits until after July 1, 2021, can be credited toward the 6th cycle RHNA.

South Bay Galleria Project – Located in north Redondo Beach

This project represents redevelopment of a portion of the South Bay Galleria shopping mall. The Galleria ownership proposed to develop 650 residential units on the site as part of the mixed use redevelopment. The project has been entitled for a total of 300 units, including 30 very low income units. These units are conditioned per the approved entitlement. As implementation of the units is realized, deed restrictions will be recorded. Actual rents can be estimated. Construction of this project will occur in phases, with the first phase of this project expected to begin in 2023.

Legado Mixed Use Project – Located in south Redondo Beach

The Legado project – a mixed use project of 115 units and 22,000 square feet of retail and restaurant space – is being developed on a three-acre site at the maximum (100 percent) of the allowable density. The project was completing plan check as of July 2021, and is under construction in 2022.

Alcast Foundry – Located in north Redondo Beach

This entitled project represents a reuse of an existing Alcast Foundry property, currently used as RV parking and truck storage. The project consolidates six parcels for the development of 36 townhomes. Construction of this project is expected to begin in 2022.

The Moonstone (Project Homekey) – Located in south Redondo Beach

This proposed project includes the conversion of a hotel to 20 units of permanent supportive housing (affordable housing). An application for funding was submitted to the State of California for Project Homekey funding. Announcement of funding for the project was issued on March 15, 2022. The project is exempt from local approvals and California Environmental Quality Act review. The renovations are expected to be completed and apartments available for occupancy in 2022.

122 N. PCH

A 43-unit project has been approved, with three affordable units. Grading and Retaining Wall Permits have been issued for this project, with grading and wall construction underway. Building Permit Plan Check is also underway. The applicant anticipates construction to start in August 2026.

2901 W. 182nd Street

Located south of the Transit Center and the South Bay Galleria Mall (where a new 300-unit project has been approved) is a largely vacant industrial property zoned I-2. This area is mostly blighted and the parking on site does not support other offsite uses. As of January 2026, the City received an application for development on the site totaling 158 units. Of the 158 units included

in the development application, 17 percent, or 27 units, will be deed-restricted for very low income households. Ministerial Planning Review is underway. The City anticipates planning approval in March 2026. Building Permit and Plan Check submittals are anticipated in April 2026.

South Bay Galleria

In addition to the 300 units already entitled, the California Environmental Quality Act (CEQA) review of the entitled project also evaluated the project with an additional 350 units, as is permitted in the current zoning. This Phase 2 of South Bay Galleria has recently been approved for 350 additional units with 35 being affordable. The City is awaiting Building Permit Plan Check submittal. Currently, the property is undergoing ownership change. Anticipated next steps by applicant/owner are unknown at this time.

AB 2011 Projects

The City has approved one and is processing a second AB 2011 project. The approved project (February 17, 2026) is located in south Redondo Beach at 401 S. PCH with 49 units, 5 of which are affordable to very low income and 3 of which are affordable to moderate-income households. The building permit and plan check submittals are anticipated in April 2026 with building permit issuance and construction expected to begin in November 2026. The second project is located at the corner of Inglewood Avenue and 190th Street with the number of units and affordability to be determined.

Anticipated Accessory Dwelling Units (ADUs)

New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). As a result, the City has seen increases in ADUs in the community:

- 2017 – 11 ADUs
- 2018 – 17 ADUs
- 2019 – 23 ADUs
- 2020 – 21 ADUs
- 2021 – 19 ADUs and 5 JADUs

The slight decrease in ADU permits in 2020 was largely due to COVID. For 2021, the City issued building permits for 19 ADUs and 5 JADUs. Based on this rising trend, the City anticipates permitting an average of 30 ADUs annually for the next eight years. The City updated the ADU Ordinance in 2020. This Housing Element also includes a program to facilitate the development ADUs.

According to the SCAG Regional Accessory Dwelling Unit Affordability Analysis that has been reviewed and approved by HCD, the income/affordability of ADUs in the South Bay can be estimated at:

- 17 percent extremely low/very low income
- 43 percent low income
- 6 percent moderate income
- 34 percent above moderate income

Table H-42 shows the distribution of the projected ADUs according to this income distribution.

Remaining RHNA

Accounting for entitled projects and projected ADUs, the City needs to plan for another 1,661 units, primarily in the lower and moderate income levels, as shown in Table H-42. The City has fully accommodated its above moderate income RHNA with approved and anticipated units.

For those pipeline projects identified within . H-42, it is typical that once the project is entitled it moves quickly into the building permit plan check and issuance phase and then to construction. In a recent example, a project 122 N. PCH for the construction of 43 new residential units, with 3 affordable, received its entitlements in February of 2025 and initiated construction in December of 2025. There are no known barriers to subsequent permitting and construction for the identified pipeline projects within the City of Redondo Beach.

Table H-42: RHNA Obligations

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	**936**	**508**	**490**	**556**	**2490**
Credits toward RHNA	**120**	**0**	**3**	**948**	**1,071**
South Bay Galleria[1]	30	0	0	270	300
South Bay Galleria (Phase 2)	35	0	0	315	350
Legado	0	0	0	115	115
Alcast Foundry	0	0	0	36	36
Moonstone (Project Homekey)	20	0	0	0	20
122 N. PCH	3	0	0	40	43
2901 W. 182nd Street	27	0	0	131	158
401 S. PCH (AB 2011 project)	5	0	3	41	49
Anticipated ADUs	**41**	**103**	**14**	**82**	**240**
Remaining RHNA Obligations	**775**	**405**	**473**	**0**	**1,653**

Note 1: South Bay Galleria was approved "…at the applicant's option…" for either 30 very low income or 60 low income units. In communications with the applicant they confirmed they would provide 30 units (rental) for very low income.

3. Residential Sites Inventory

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. During at least the past ten years, Redondo Beach had seen primarily residential and mixed use development in the community. Standalone nonresidential development is infrequent, consistent with the trend throughout the region. Therefore, the sites inventory for the 6th cycle RHNA is comprised of multiple strategies – residential recycling, residential development on religious facility properties, mixed use development, and residential overlay over industrial and commercial zones.

Realistic Density and Lot Consolidation

Future residential development in Redondo Beach most likely will occur on underutilized lots where developments are not built out to the maximum density permitted. Recycling opportunities identified in this inventory focus on the City's MU, R-2, R-3 zones, and other specific areas (Kingsdale North, South Bay Market Place, 190th Street, and FedEx properties). In these areas, existing development typically ranges from small scale apartments, to older commercial properties, and old industrial uses. In these existing zones, properties have realized developments at an average of 80 percent of the maximum allowed density. Specifically, most infill developments in the R-3 zone have yielded about 14 to 16 units per acre, depending on lot size, and developments in the MU zones have yielded between 25 and 34 units per acre, depending on lot size.

Alcast Foundry, a recently approved 36-unit project in the R-3 zone, yielded a density of 16.3 du/ac (93 percent of allowable density). This project involves the consolidation of six parcels currently used for industrial activities and truck storage. Another proposed mixed use project at 100-132 N. Catalina Avenue is an adaptive reuse of a commercial historic building and construction of 30 new rental units, four of the units will be affordable. The proposed project will consolidate six parcels with 14 lots and yield a density 23.6 du/ac in R-3A zone (135 percent of allowable density, inclusive of an affordable housing density bonus). Legado, another mixed use project, yields a gross density of 26.7 units per acre but a net density of the maximum allowable density of 35 du/ac as one of the four acres on that site is not part of the project.

Residential Recycling

Due to limited vacant residential properties available for development, the City's residential neighborhoods have been experiencing recycling into higher intensities during the past decade. Typical residential developments involved the recycling of single-family lots in medium density zones (R-2 and R-3) into small condominium developments of two to three units.

- 2017 - 41 two- and three-unit condominium projects were approved
- 2018 – 24 two- and three-unit condominium projects were approved
- 2019 – 25 two- to four-unit condominium projects were approved
- 2020 – 10 two- to four-unit condominium projects were approved

The lower number of projects in 2020 was probably directly a result of COVID. The City anticipates this trend will resume. To identify additional residentially zoned parcels with potential for recycling opportunities, the following criteria were used:

- Parcel is currently vacant; or
- If parcel is not vacant:
  - Land value is greater than improvement value
  - Structure was built prior to 1990 (and therefore over 30 years of age)
  - Existing uses are not condominiums or apartments
  - Redevelopment can at least double the number of units existing on site

A total of 826 parcels met these criteria. The majority of the parcels are zoned R2 and R3. Parcels that cannot yield projects that are similar to recent recycling trends have been removed from this residential recycling inventory. These parcels can potentially yield 892 net units, conservatively assuming development at 80 percent of the allowable densities. Realistic capacity typically exceeds 90 percent in these neighborhoods due to the small lots and high housing prices.

In addition, in the Kingsdale neighborhood, the General Plan Update redesignated this area from R-1 single-family residential use to MU (55 units per acre), and is being proposed to be redesignated to MU-H (Housing Required) and RVH (Very High Density Multi-Family Residential) with a density of 65 units per acre. Corresponding zoning districts are MU-H and RH-4. Based on discussions with the property owner, this site can accommodate a mixed use project with 146 net new units, including 15 percent lower income units. The average density of the development will be 61.75 units per acre, which is 95 percent of the new allowed density of 65 units per acre after rezoning.

The State passed SB 9 in 2021, allowing single-family lots of 2,500 square feet or more to split into two equal lots and allowing two units on each split lot. Given the City's long history of recycling existing single-family uses into higher intensity residential uses, SB 9 will likely result in increased housing activities in the City's single-family neighborhoods. These units are expected to be in the moderate and above moderate income levels.

Housing on Church Properties

Throughout California, the development of affordable housing on religious properties has become an increasing trend. Nonprofit organizations such as Many Mansions and National CORE have assisted many religious facilities to incorporate housing on site.

The City identified four churches along Broadway that are currently zoned for RH (28 du/ac, however under the proposed General Plan allowed density will be 30 du/ac) and RM (17.5 du/ac) and have large parking areas. Under AB 1851 (Religious Facility Housing), these churches can partner with nonprofit developers to provide affordable housing on site and receive parking relief to facilitate development. These four churches (eight parcels) are identified to have the potential based on their residential zoning and amount of the property dedicated for parking. Each church site is larger than 0.5 acre. However, only a portion of the parking area for each church is used to estimate potential development as a conservative assumption. Because only affordable

housing would qualify for the parking relief, these properties can potentially yield 28 affordable units, excluding density bonus. With density bonus, the number of units on site can potentially increase to over 50 units. For the church properties with smaller than 0.5 acre of parking area or are zoned R-3 (17.5 du/ac), this inventory conservatively assumes the affordable units at moderate income level. Only one church property zoned RH-2 (30 du/ac) and larger than 0.5 acre is assigned to the lower income level.

There has been significant expressed interest from church operations throughout Southern California to partner with nonprofit developers such as National CORE and Many Mansions to provide affordable housing onsite. Typical development model involves the church to provide a ground lease of the surplus or parking areas for affordable housing in exchange for lease payments, new facility, and/or affordable units for staff. An action is included in the Housing Plan for the City to actively pursue such opportunities.

Mixed Use Development

The General Plan consolidates the existing MU-1 and MU-2 into MU-1, with a reduced density of 30 du/ac. MU-3 is renamed as MU-2 in the proposed General Plan with a density of 35 du/ac. To identify the underutilized properties in mixed use zones, the following criteria were used:

- Parcel is currently vacant; or
- If parcel is not vacant:
    - Land value is greater than improvement value
    - Structure was built prior to 1990 (and therefore over 30 years of age)
    - Existing uses are not national/regional chain operations are major anchor stores
    - Existing lot coverage based on aerial photo indicates large parking areas

In the MU areas, existing uses are primarily older commercial properties. Several old and non-conforming industrial uses are also present on the sites included in this inventory. In these zones, properties have realized developments at an average of 80 to100 percent or above of the maximum allowed density. The two most recent mixed use projects - Legado in plan check stage and the completed Sea Breeze – achieved 100 percent of the allowable density. Therefore, using 80 percent of the achievable density in estimating potential is a conservative assumption. Furthermore, the City rarely experiences 100 percent nonresidential development in the mixed use areas.

A total of nine properties designated MU-1 totaling 7.61 acres are considered underutilized. Seven parcels larger than 0.5 acre each feasible for lower income can facilitate the development of 161 units. Two underutilized MU-1 parcels are less than 0.5 acre in size and can accommodate 22 moderate income units.

MU-2 properties are generally smaller in size. Eight underutilized MU-2 properties are identified with the potential for redevelopment. However, due to their small sizes, these parcels are assigned to the moderate income RHNA.

Specific Opportunity Areas

The General Plan identified specific areas for mixed use development and high density residential development, with the goal of dispersing new housing opportunities throughout the City.

North Kingsdale (65 du/ac)

This area is comprised of 12 parcels that have already been or in process of being assembled by a property owner with the intention to redevelop the area into a mixed use project. Five of the parcels have commercial uses and seven parcels have residential uses. Combined, this area totals 2.39 acres.

The General Plan and Zoning Code updates designated this area for mixed use at 55 units per acre. The City is proposing to amend the General Plan to redesignate this area as Mixed Use (Housing Required) and RVH (Residential Very High Density Multi-Family Residential) with a zoning of MU-H and RH-4. This designation requires a residential component when the site is redeveloped in the future. Density is also proposed to increase from 55 units per acre to 65 units per acre.

Discussions with the property owner indicates a plan to develop a mixed use project with ground floor office space and residential units above, along with various park and other amenities. The project is anticipated to produce a net increase of 146 units, including 15 percent of the units (22 units) as lower income units. A similar vertical mixed use project, at a slightly larger scale, would be the Talaria in Burbank, CA.

Figure H-3: Mixed Use Density Examples



190th Street (65 du/ac)

The City has also identified two blocks of older industrial uses currently zoned I-2 along 190th street. The uses are a mix of light industrial uses with the structures mostly built during the 1950s and 1960s. These industrial areas are blighted and surrounded by multi-family residential uses, including a mobile home park. In general, typical commercial/industrial lease terms are about three to five years. These existing uses are not likely to have lease terms longer than industry standards. Furthermore, existing tenants are small private independent uses. Redevelopment of these areas would not involve any strategic decisions of major corporations.

The first block is comprised of four contiguous parcels with the oldest structure built more than 67 years ago and the newest structure 30 years ago. The four contiguous parcels can be consolidated into one or two projects. Only one parcel is less than 0.5 acre. Given the existing uses being incompatible with surrounding medium density residential uses, it would be appropriate to pursue projects that recycle the block into residential uses. The average FAR in this block is 0.50 when the General Plan allows the FAR at 1.0. The average Improvement-to-Land Value ratio is 0.60, indicating mostly these properties have not undergone significant improvements.

Another block of ten contiguous parcels zoned I-2 and developed primarily between 1950s and 1970s and occupied by small industrial and commercial uses has also been proposed in the General Plan to include a Residential Overlay. These ten contiguous parcels can be consolidated for development. While a few parcels are smaller than 0.5 acre, these parcels are of sizes that only require the consolidation of two parcels into adequately sized properties. Furthermore, three parcels are already under common ownership. Given the existing uses being incompatible with the surrounding medium density residential uses, it would be appropriate to pursue projects that would ultimately recycle the entire block into residential uses.

These properties are also surrounded by medium density residential uses and separated from the four parcels described above by a mobilehome park. With an allowable FAR of 1.0, this block is substantially underutilized with an existing FAR of only 0.36 and a current Improvement-to Land Value ratio of 0.27, indicating the lack of significant improvements to the properties. As these aging industrial buildings are recycled, residential use becomes an appropriate use for the location.

The City has engaged with the property owners of these sites, some of which own multiple parcels. To date, the City has confirmed interest for future high-density residential development from multiple property owners in these two blocks. Specifically, a property owner of three Mary Ann Drive parcels expressed strong interest in selling the properties. Another owner of two parcels has been working on listing their properties for sale but must first pursue remediation due to existing use as a dry cleaner. The owner estimates remediation could be completed in 8 to 12 months. Another owner contiguous to the property owner of the three Mary Ann Drive parcels has engaged the City and confirmed his interest in joining with his neighbor and either developing their properties or listing them for sale. The City continues to receive inquiries from additional property owners to express interest in and support for rezoning. The City will engage the Waterfront and Economic Development Department to facilitate direct and targeted

communications with property owners to encourage lot consolidation and/or packaging parcels for potential redevelopment.

City staff continues to engage existing property owners of all these sites to confirm their support/interest for future high density residential. Thus far, the City has received significant interest from the majority of these small parcels responding to the City's inquiry. Another one property owner is contemplating this potential. This parcel, Assessor's Parcel Number 4158010022, has been excluded in the calculation of potential capacity. Nevertheless, the parcel is similarly zoned to provide residential development potential in the future.

Farther along 190th Street toward the eastern end of the City, a 0.88-acre site currently zoned C-2 within a primarily medium density residential area. This property (18989 Hawthorne Boulevard, Lamp Plus site) is identified by the City to have potential for redevelopment due to its low existing FAR (large parking space), older commercial structure (40 years old), and occupied by an independent retail use. The City reached out to owner of 18989 Hawthorne Boulevard, who is receptive to the site being identified as a housing site with the potential for accommodating a mixed use project in the future.

The City is proposing to amend the General Plan to redesignate the various parcels that total 7.85 acres along 190th Street to RVH (Very High Density Multi-Family Residential) with an RH-4 zoning at a density of 65 units per acre. To conservatively estimate potential units, the City assumes the site will be built out at 80 percent of capacity, or 52 units per acre. Based on the proposed rezoning, these parcels can accommodate 394 units.

South Bay Marketplace – South of Galleria (80 du/ac)

Located south of the South Bay Galleria Mall (where a new 300-unit project has been approved) is a largely underutilized parking lot for the South Bay Marketplace. This parking area does not support other off-site uses. The City is proposing to amend the General Plan and Zoning Code to redesignate this area as Mixed Use -Transit Center (Housing Required) with a zoning of CR-H (Commercial Regional – Housing Required) at a density of 80 units per acre due to its location next to the Transit Center and new housing entitled on the nearby mall property. This 9.7-acre site can potentially accommodate 621 units at 80 percent of the maximum density, utilizing primarily the parking area. The majority of the parking for the South Bay Marketplace is on separate parcels from those with existing structures. Therefore, development of residential uses on the parking lots would not require displacement of existing uses on site. The planned development standards for the zoning designation will articulate the option to develop above parking lots with the maintenance of the existing parking areas for "shared use" by the existing commercial tenants and new residential development above. The parking lot encompasses 9.25 acres. The expectation is that the first level would have parking for the adjacent retail stores of the South Bay Marketplace, and parking for housing and the housing units built above.

These four parcels are held by two property owners only (one parcel by the Living Spaces and three parcels are held by another property owner). The City will engage the Waterfront and Economic Development Department to facilitate direct and targeted communications with property owners to encourage lot consolidation and/or packaging parcels for potential redevelopment.

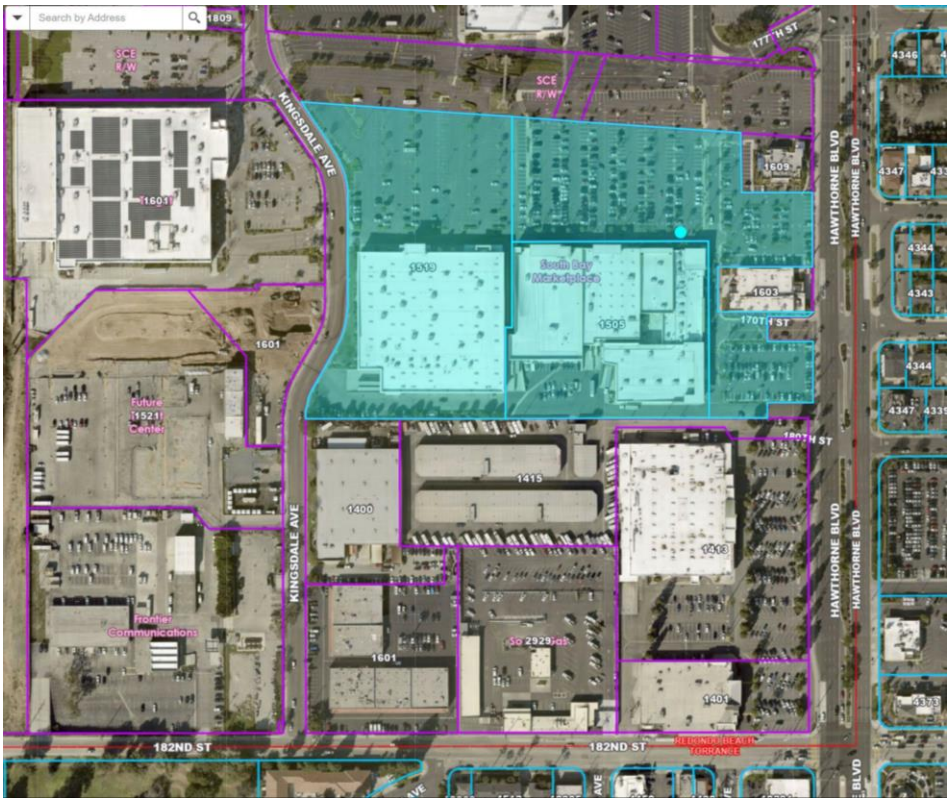
A development feasibility study was conducted by Kosmont Companies to evaluate the potential feasibility of developing affordable housing on site that currently serves retail tenants at the South Bay MarketPlace. Based on the review of five sample affordable housing projects in Santa Monica, Torrance, and Marina Del Rey on sites with similar development economics, the construction of affordable housing on the South Bay MarketPlace site is achievable with traditional affordable housing funding mechanisms, such as Low Income Housing Tax Credits.

Zoning implementation of this designation is intended to facilitate a combination of different scenarios but a residential component with at least 50 percent of the floor area as residential is required:

- Tear down and redevelopment;
- Develop the surface parking space while leaving the existing uses intact;
- Cluster density on portions of the site; and/or
- Reconfigure the existing structures and expand with residential uses.

The Zoning implementation will be designed to allow the achievement of the anticipated number of units under these scenarios. Appropriate development standards will be established in place concurrent with the rezoning to facilitate development on this site.

Figure H-4: South Bay Marketplace



In addition, a parcel zoned I-3 is developed with an old industrial building of almost 50 years old. This building is occupied by a number of small light industrial uses such as printer repair. Three other parcels (zoned C-R) that are primarily used as parking for retail uses are also included. Redevelopment of this parcel can accommodate 165 units at 80 percent of the maximum density.

Overall, this site can potentially accommodate 757 units. All parcels in this area are significantly underutilized with an average existing FAR of only 0.18. All buildings were constructed in the 1970s and have not undergone any significant improvements. These Class C structures are exhibiting deferred maintenance and require substantial renovation to meet modern standards. These areas could be redeveloped by tearing down existing structures, or reconfiguring existing buildings with added residential use on parking lots. As part of the rezoning to create the overlay, the City will develop implementation policies to facilitate shared access to existing uses.

Figure H-5: South Bay Marketplace – Existing Site



Figure H-6: Mixed Use Example – Reuse of Parking Lot



FedEx Area (65 du/ac)

The current FedEx office on Pacific Coast Highway has recently closed. This parcel is adjacent to another retail use that has large surface parking and building area that appear to be significantly underutilized. Discussion with the property owner indicates that there is no long-term lease for the tenant and the existing lease does not contain options for extension. The property owner is very interested in having this property designated as an opportunity site and having the site available for development as either a mixed use or residential-only project. The City is proposing to amend the General Plan for this site as Mixed Use (Housing Required) with a zoning of MU-H at 65 units per acre. With the new Mixed Use designation, these parcels with a combined acreage of 1.82 acres can accommodate 94 units at 80 percent of the maximum density.

Zoning implementation of this designation is intended to facilitate a combination of different scenarios but a residential component with at least 50 percent of the floor area as residential is required:

- Tear down and redevelopment;
- Develop the surface parking space while leaving the existing uses intact;
- Cluster density on portions of the site; and/or
- Reconfigure the existing structures and expand with residential uses.

The Zoning implementation will be designed to allow the achievement of the anticipated number of units in this area under these scenarios. Appropriate development standards will be established in place concurrent with the rezoning to facilitate development on this site.

Figure H-7: Mixed Use Density Examples



Summary of Sites Strategy

Through the General Plan update process, the City worked diligently to develop a strategy for the RHNA to provide a range of housing types and locational choices. Table H-43 presents a summary of the strategy. The detailed sites inventory is presented in the appendix.

Figure H-8: Sites Inventory – North of 190th

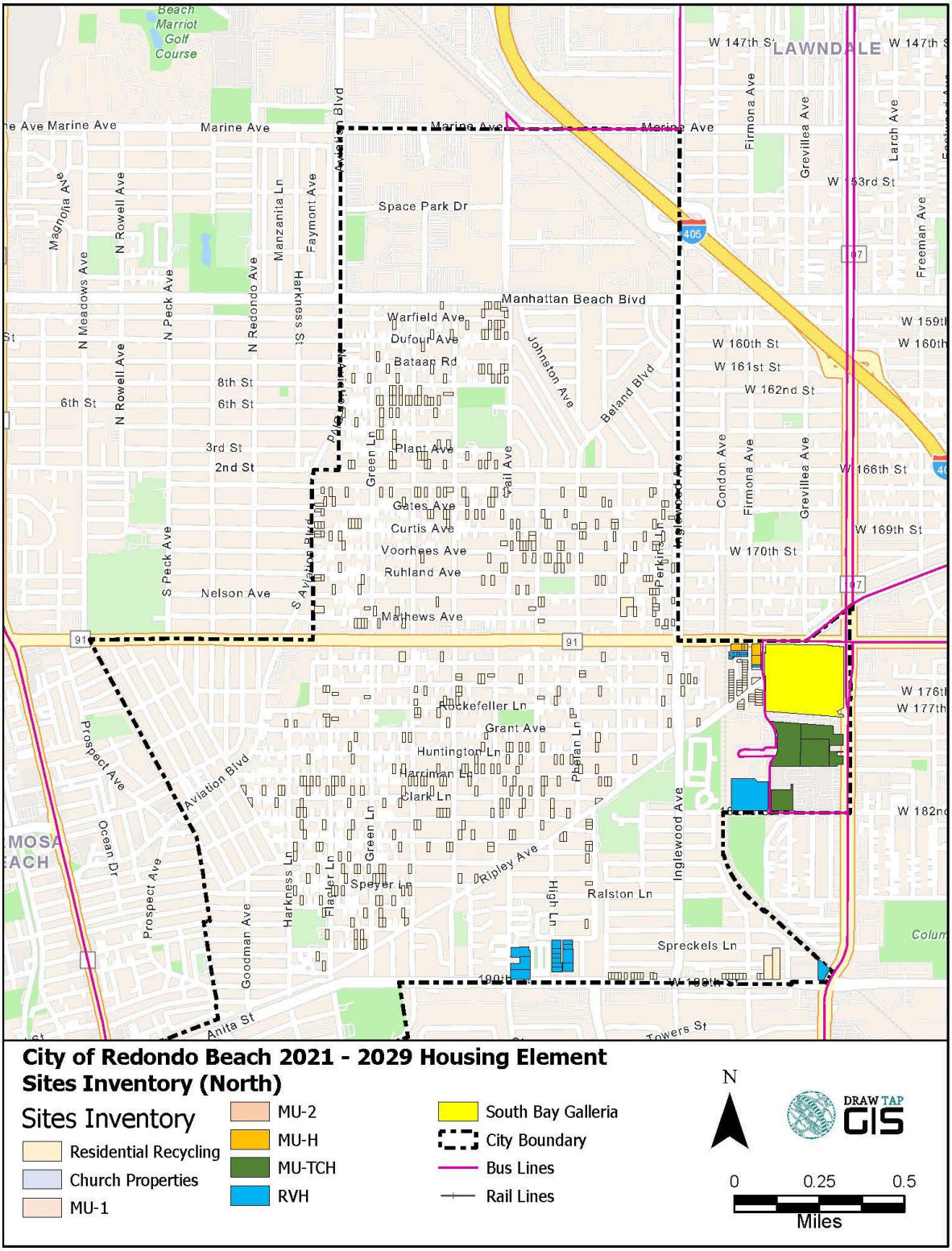


Figure H-9: Sites Inventory – South of 190th



Table H-43: Summary of Sites Strategy				
	Lower	Moderate	Above Moderate	Total
Sites Not Requiring Rezoning				
Residential Recycling	**4**	**534**	**384**	**922**
R-2 (14.5 du/ac)	0	0	358	358
R-3/R-3A (17.5 du/ac), RMD (23.3 du/ac), RH (30 du/ac)	4	534	26	564
Housing on Church Properties	**0**	**26**	**0**	**26**
R-3 (17.5 du/ac)	0	26	0	26
Mixed Use	**0**	**51**	**0**	**51**
MU-2 (35 du/ac)	0	51	0	51
Subtotal	**4**	**611**	**384**	**999**
Sites Requiring Rezoning				
Scattered Sites	**104**	**72**	**0**	**176**
RH (30 du/ac)	0	50	0	50
MU-1 (30 du/ac)	104	22	0	126
Opportunity Sites	**1,267**	**0**	**124**	**1,391**
Kingsdale North - RVH and MU-H (65 du/ac)	22	0	124	146
190th St - RVH (65 du/ac)	394	0	0	394
FedEx - MU-H (65 du/ac)	94	0	0	94
South Bay Marketplace - MU-TCH (80 du/ac)	757	0	0	757
Subtotal	**1,371**	**72**	**124**	**1,567**
Summary of Sites				
Remaining RHNA (see Table H-42)	1,180	473	0	1,653
Total Estimated Capacity	1,375	683	508	2,566
Meet RHNA	Yes	Yes	Yes	Yes

Availability of Infrastructure and Services

All sites identified in the inventory are located within urbanized neighborhoods and are served with water, sewer, and dry utilities available and accessible to accommodate the RHNA of 2,490 units. Dry utilities, including power (natural gas and electricity), telephone and/or cellular service, cable or satellite television systems, and internet or Wi-Fi service are available to all areas within the City.

B. Housing Resources

1. Financial Resources

With the elimination of redevelopment, Redondo Beach has limited funding for affordable housing activities.

SB2 Grants

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a $75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

For the first year of SB 2 funds availability as planning grants to local jurisdictions, the City of Redondo Beach received $310,000 for planning efforts to facilitate housing production. The planned uses of the funds include:

- Objective design standards
- Specific plans and form-based codes
- ADU development and other innovative building strategies
- TOD strategies
- Innovative housing finance
- Expedited review
- CEQA streamlining

For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). Based on HCD estimates, Redondo Beach is eligible for $130,830 from the 2019 allocation and $203,351 from the 2020 allocation.

Community Development Block Grant (CDBG) Funds

Through the CDBG program (administered by the City), the federal Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of community development activities for low income persons. The CDBG program is very flexible in that the funds can be used for a wide range of activities that meet HUD criteria. Eligible activities include: acquisition of real property, relocation and demolition; rehabilitation of residential and non-residential structures; public facilities and improvements; and public services.

The City of Redondo Beach is an entitlement jurisdiction eligible to receive CDBG funds directly from HUD on an annual basis. For Fiscal Year 2021, the City received approximately $290,479 in CDBG funds. Funds will be spent on housing improvement assistance for low income households, public facility improvements, and public services.

Housing Choice Vouchers (Section 8) Rental Assistance

The federal Housing Choice Voucher (HCV) program provides rental assistance to very low income households overpaying for housing. In general, the HCV program assists a very low income household by paying the difference between 30 percent of the gross household income and the cost of rent. As of 2021, in Redondo Beach, 437 families currently receive rental assistance under the HCV program, with another 4,500 households on the waiting list.

2. Administrative Resources

The following agencies and organizations are important components of the City's housing services delivery system. These entities have the capacity to help construct, preserve, and improve housing in Redondo Beach, including preserving affordable housing that is at risk of converting to market-rate housing.

City of Redondo Beach Community Development Department

The Community Department consists of the Planning Division and the Building and Safety Division. The Planning Division is primarily responsible for administering the City's long-range and current planning programs including overseeing development reviews and maintaining and updating the General Plan and Zoning Ordinance. The Building and Safety Division is responsible for ensuring the public's health, safety, and welfare, through the application and administration of the California Building, Fire, Plumbing, and Electrical Codes thereby enhancing the safety and quality of life in Redondo Beach through the enforcement and application of the City's Building Codes.

City of Redondo Beach Community Services Department

The Community Services Department provides a wide variety of programs and services, including recreational programs and the management of the City's various parks and community facilities. The Department is also responsible for the administration of federal and state grants that provide housing services, job training and placement services, counseling for youth and parenting classes. Community Services runs the Redondo Beach Housing Authority and Community Development Block Grant programs. Redondo Beach is committed to promoting fair housing to the community. The Redondo Beach Housing Authority's mission statement is, "To enrich and improve the quality of life in Redondo Beach by providing excellent programs, opportunities, services, and facilities that meet the needs of the community."

All renters and home seekers are entitled to receive equal treatment, regardless of the following: race, color, religion, national origin, sex, marital status, familial status, or age. The City contracts with the Housing Rights Center (HRC) (formerly known as the Westside Fair Housing Council), a nonprofit organization that helps educate the public about fair housing laws and to investigate reported cases of housing discrimination. The HRC is a long-established organization, dedicated to promoting fair housing for all. The City offers the following programs:

- Dispute resolution services related to Landlord/Tenant issues in Redondo Beach. Free of charge.
- Fair housing workshops and informational brochures, in addition to HRC services.

- Section 8 housing and Housing Choice voucher assistance.
- Homelessness services (see "Addressing Homelessness" below).
- Los Angeles Air Force Base Housing Program coordination.
- Resources index for connecting people with the assistance needed.

Non-Profit Housing Developers

Due to the high cost of housing development in Los Angeles County, many communities have found that partnerships with non-profit housing developers are an effective tool for creating affordable housing units. Nonprofit housing developers active in Southern California include:

- Habitat for Humanity
- National CORE
- Bridge Housing
- Meta Housing
- Jamboree Housing
- Linc Housing
- Many Mansions

3. Opportunities for Resource Conservation

Regional Programs

The South Bay Environmental Services Center (SBESC) is the South Bay's local clearinghouse for energy efficiency, water conservation and environmental information, training, materials, and outreach. SBESC assists public agencies including cities, schools, and special districts as well as businesses and residents of the South Bay to best utilize the many resources available to them through a wide variety of statewide and local energy efficiency and water conservation programs.

SBESC has expanded its services through its Energy Efficiency Plus (EE+) program to deliver significant and measurable energy savings by working directly with public agencies on joint procurement of energy efficient equipment as well as providing information on more energy efficient practices.

City Programs

The City's strategy for conserving energy consists of three components:

- Preparedness: The City has developed an Electrical Power Interruption Plan in preparation of possible rolling blackouts.
- Conservation: The City encourages conservation through employee and public information. The City also established a Green Task Force to address the broad range of environmental issues facing the City. The Task Force reviews the City's existing environmental programs and recommends green policies and programs to the City Council.

- Efficiency: This is achieved through the implementation of new technology to reduce consumption and produce savings.

Energy-related housing costs can directly impact the affordability of housing. While State building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses.

Utility Providers Programs

Southern California Edison participates in the California Alternate Rates for Energy (CARE) program, which offers income-qualified customers a discount of 20 percent or more on their monthly electric bill. The Residential Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories. These improvements are to be used to retrofit existing multi-family properties of two or more units. Edison also operates the Energy Management Assistance (EMA) program, which helps income-qualified households conserve energy and reduce their electricity costs. Southern California Edison pays all the costs of purchasing and installing energy-efficient appliances and equipment, which are free to eligible customers. Services include weatherization, energy efficient lighting and cooling, and refrigerator replacement. And, finally, Edison has an Energy Assistance Fund (EAF), also known as the Rate Relief Assistance Program, designed to help low income customers pay their electric bills.

Additionally, the Southern California Gas Company offers various rebate programs for energy-efficient appliances to its customers. The Comprehensive Mobile Home Program provides qualifying mobile home customers with no-cost energy conservation evaluations, installations of low-flow showerheads and faucet aerators, and gas energy efficiency improvements, such as duct test and seal of HVAC systems. The Designed for Comfort program provides energy efficiency design assistance, training, and incentives for housing authorities, owners of multi-family affordable and supportive housing projects (which offer homes to persons with special needs).

A Direct Assistance Program (DAP) is available for qualified low-income customers. DAP provides no cost weatherization and furnace repair or replacement services. The Gas Company also operates the Gas Assistance Fund (GAF), which helps low-income households pay their gas bills. Southern California Gas participates in the state's CARE program, which provides a 20 percent discount on the monthly gas bills of income-eligible households. In addition, the Gas Company participates in the Medical Baseline Allowance Program. Customers with a qualifying medical condition are eligible for a free medical baseline allowance 0.822 therms per day. Under this program additional gas usage is billed at the baseline rate, which is the lowest rate for residential customers.

In addition to the assistance programs, residents may qualify for assistance through the Low-Income Home Energy Assistance Program (LIHEAP). LIHEAP is a federally funded energy assistance program that may help residents pay the utility bill if they are income-qualified. Funds pledged to assist customers of SoCalGas® are distributed through local community-based organizations, assistance agencies and certain government agencies.

2.2.5 Housing Plan

The City of Redondo Beach's long-term housing goal is to provide housing that fulfills the diverse needs of the community. In the short term, this will be accomplished with the objectives, policies, and programs set forth in this Housing Plan. The goals, policies, and programs in the Plan build upon the identified housing needs in the community, constraints confronting the City, and resources available to address the housing needs, and will guide City housing policy through the 2021-2029 planning period.

Goals are statements of community desires which are broad in both purpose and aim, but are designed specifically to establish direction. Policies provide specific standards and/or end states for achieving a goal. Essentially, goals represent desired outcomes the City seeks to achieve through the implementation of policies. Further articulation of how the City will achieve the stated goals is found in the programs. Programs identify specific actions the City will undertake toward putting each goal and policy into action.

To make adequate provision for the housing needs of all economic segments of the community, the programs in the Housing Plan aim to:

- Conserve and improve the condition of the existing affordable housing stock;
- Assist in the development of housing for lower and moderate income households;
- Identify adequate sites to facilitate the development of a variety of types of housing for all income levels;
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing; and
- Promote housing opportunities for all persons.

Table H-45 at the end of this section summarizes the City's quantified objectives for the 2021-2029 planning period. Quantified objectives identified in particular programs are estimates of assistance the City will be able to offer, subject to available financial and administrative resources.

A. Conserve and Improve the Existing Housing Stock

Conserving and improving the housing stock helps maintain investment in the community and keeps existing housing affordable. Because the majority of the housing stock is more than 40 years old (nearly 66 percent), significant rehabilitation needs are anticipated. A number of factors can cause residential units to become unsafe or unhealthy to live in. Preventing these problems from occurring and addressing them when they do occur protect the safety and welfare of the residents and assist in meeting housing needs throughout Redondo Beach. The City will focus its efforts on rehabilitation, code enforcement, and preserving existing affordable units to take a proactive approach to conserving the current housing stock.

GOAL 1.0 Maintain and enhance the existing viable housing stock and neighborhoods within Redondo Beach.

Policy 1.1 Enforce adopted code requirements that set forth the acceptable health and safety standards for the occupancy of existing housing.

Policy 1.2 Continue to offer assistance to low income households for emergency repairs and comply with the Mills act to encourage the maintenance and repair of the City's historical structures.

Policy 1.3 Work with property owners and nonprofit housing providers to preserve existing housing for low and moderate income households.

Policy 1.4 Promote the use of energy conservation techniques and features in the rehabilitation of existing housing.

Program 1: Mobility Access/Emergency Repair Program

The Mobility Access/Emergency Repair Program provides a grant up to $2,500 for special mobility access repairs for lower income disabled Redondo Beach homeowners (including those with developmental disabilities). Eligible repairs are those necessary to correct health and safety hazards. Repairs are restricted to electrical repairs, plumbing repairs, replacement of hot water heaters, and heating repair. Under the Mobility Access component, the program provides special repairs for disabled homeowners such as installation of grab bars and access ramps.

2021-2029 Objectives and Timeframe:

- Provide services to 10 1ower income (including extremely low income) Redondo Beach homeowners each year for a total of 80 households.
- Promote program to residents through brochures at public counters and information on City website, and proactively through City's quarterly newsletters.
- Pursue State funds available for housing rehabilitation programs, including acquisition/rehabilitation.

Responsible Agency: Community Services Department
Funding Sources: CDBG funds

Program 2: Preservation of Affordable Housing

California Government Code Section 65583(a)(8) requires the Housing Element to include an analysis of existing assisted housing developments that are "at risk" (eligible to change from low-income housing to market-rate housing during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use). Assisted housing developments are defined as multi-family rental housing that receives government assistance under federal, state and local funding programs. Assisted housing also includes multifamily rental units developed pursuant to a local inclusionary housing program, used to qualify for a density bonus, or other conditions for project approval such as development agreements.

Of the assisted housing developments listed in Table H-29, two include units that are "at risk" of converting to market rents. One of the projects, Seaside Villa, is "at risk" due to potential

termination of Section 8 subsidy contracts. The second project, Seasons Senior Apartments, is "at-risk" due to the expiration of a 30-year covenant. As funding permits, the City will work to preserve the affordability of these units to maintain the stock of needed senior affordable housing in the community.

2021-2029 Objectives and Timeframe:

- Proactively engage the property owner and property manager of the Seasons Senior Apartments in 2022 (three year prior to potential eligibility for conversion) to provide education and ensure their understanding of their obligations under preservation law.
- Monitor the status of Seaside Villa and Seasons Senior Apartments annually.
- Ensure residents are notified by the property owner once a Notice of Intent to opt out of low income use is filed. Pursuant to new State law, notices must be sent out by property owners three years, one year, and six months prior to opting out.
- Contact nonprofit affordable housing providers with capacity to acquire and manage at-risk projects in Redondo Beach to explore preservation options if a Notice of Intent to opt out of low income use is filed.
- Support funding applications by qualified nonprofit affordable housing providers to pursue funding at the State and federal levels for preserving existing affordable housing.

Responsible Agency: Community Services Department
Funding Sources: State and federal funds as available

B. Assist in the Development of Affordable Housing

Providing affordable housing is essential for a healthy community. In addition to a diverse mix of housing types, it is necessary to make available housing for residents of all income levels. Seeking funding from varied sources increases the opportunities for development of affordable housing units.

Recognizing that homeownership plays a significant role in establishing strong neighborhoods and a sense of community pride, the City supports programs that make purchasing a home a realistic option for lower income households.

GOAL 2.0 Assist in the provision of housing that meet the needs of all economic segments of the community.

Policy 2.1 Facilitate homeownership opportunities for low and moderate income households.

Policy 2.2 Use density bonuses and other incentives to facilitate the development of new housing for lower and moderate income households, including extremely low income households.

Policy 2.3 Create collaborative partnerships with non-profit and for-profit developers to maximize resources available for the provision of housing affordable to lower income households.

Policy 2.4 Address the housing needs of special populations and extremely low income households through emergency shelters, transitional housing, supportive housing, and single-room occupancy units.

Policy 2.5 Promote the use of energy conservation features in the design of residential development to conserve natural resources and lower energy costs.

Program 3: Inclusionary Housing

During the discussion of the General Plan and Housing Element Annual Report in 2020, the Redondo Beach City Council expressed interest in preparation of an Inclusionary Housing Ordinance. This type of ordinance requires a percentage of units to be restricted to certain levels of affordability in housing development projects meeting a set size threshold. There are several parameters that the City Council must decide upon, and once selected it is necessary to conduct a financial feasibility analysis to determine that the ordinance with those parameters would not preclude or deter market rate housing from being built. This is a necessary step to ensure that the ordinance is justifiable and in accordance with State housing laws.

During the procurement process for preparation of the 2021-2029 Housing Element, the City included a request for a quote to prepare an Inclusionary Housing Ordinance for Redondo Beach. On October 20, 2020, the City Council awarded a contract for the preparation of both the Housing Element and concurrently an Inclusionary Housing Ordinance.

In November 2020, the City's consultant provided an introductory presentation to City Council to go over the process of preparing an Inclusionary Housing Ordinance, including selection of parameters and conducting a financial analysis of proposed parameters. On January 12, 2021, the City Council proposed parameters and the consultant is finalizing the financial analysis to present to City Council in September 2021 to refine the parameters. The ordinance is expected to be introduced and adopted in 2022.

2021-2029 Objectives and Timeframe:

- Pursue adoption of an inclusionary housing program by 2022.

Responsible Agency: Community Development Department
Funding Sources: Departmental budget

Program 4: Housing Choice Voucher (Section 8) Program

This program assists extremely low and very low income persons in securing decent, safe and sanitary, privately owned housing. Tenants select their own rental housing, within the program guidelines. The housing may be an apartment, a house, or a mobile home. In all instances, the unit must be clean, in good condition and safe. Also, the rent must not exceed the program limits (which vary based on unit size and type), and must be appropriately priced for the size, condition and location of the unit. The program is open to families and individuals; however, preference is given to families, elderly persons, and persons with disabilities. Eligible tenants pay 30 to 40 percent of their adjusted monthly income toward the rent and utilities. The City (using money appropriated by HUD) pays the remaining portion of the rent directly to the landlord on behalf of the tenant. The Redondo Beach Housing Authority administers the Housing Choice Voucher

program. The Redondo Beach Housing Authority provides rental subsidies to approximately 437 Voucher Program participants each month. As of 2020, there are currently 4,500 households on the waiting list.

2021-2029 Objectives and Timeframe:

- Continue to provide Housing Choice Voucher to extremely low and very low income households with the goal of increasing assistance to 633 households annually, consistent with the Housing Authority Five-Year Plan.
- Increase outreach and education on the State's new Source of Income protections as required by SB 329 and SB 222. Both bills require all landlords to accept Housing Choice Vouchers, Veterans Affairs Supportive Housing (VASH), and other forms of public assistance as legitimate sources of income for rent payments.
- By 2023, develop a fact sheet on Source of Income Protection to be included in ADU application packet, with the goal of facilitating the use of HCVs for 20 ADU units over eight years.
- Annually, evaluate payment standards to ensure that consideration is given regarding local market conditions and rent reasonableness in an effort to increase voucher utilization.

Responsible Agency: Redondo Beach Housing Authority
Funding Sources: Section 8 funds

Program 5: Response to Homelessness

The City of Redondo Beach started a Response to Homelessness Pilot Program, approved by the Mayor and City Council, in June of 2019 as an enhanced response to the impact of homelessness, not only on people experiencing homeless, but also on residents and the community.

Homeless defendants represent a significant portion of criminal cases that the City prosecutor's office handles. Previous efforts had primarily focused on offering needed services to the homeless and providing a path forward out of homelessness. The pilot program included both a focus on the impact on residents and the local community, as well as making it easier for the homeless to accept the offered services and incentivizing them to do so. Essentially, the message has been if a misdemeanant defendant is willing to accept services and work with either PATH or the City's housing navigator (with Harbor Interfaith Services), then their cases will be diverted and potentially dismissed.

In 2020 the City decided to continue and expanded the Response to Homelessness Program. One new branch of the Response to Homelessness Program is the Housing Initiative Court, known as Redondo Beach's Homeless Court. This provides a local venue for addressing court cases related to those experiencing homelessness, to reduce the burden of transportation access to those defendants.

Another branch of the Response to Homelessness Program has been bridge housing. Bridge housing brings stabilization to people experiencing homelessness and helps them acclimate to a

more structured lifestyle that will allow them to take the necessary steps towards permanent housing.

One part of that bridge housing is the Pallet Shelter housing that the City instituted in December of 2020. These Pallet Shelters are individual temporary homeless structures (15 structures total), currently located at 1521 Kingsdale Avenue in Redondo Beach on the lot where the City's Transit Center is being constructed in the northern part of the City. The Pallet Shelters were initially jointly funded for 6 months by the City of Redondo Beach and the County using Community Development Block Grant funds. On June 8, 2021, the City Council approved an amendment to the funding agreement with the County to continue to provide the shelters.

In addition to bridge housing, the City has officially supported the development of permanent supportive housing. The State of California established a program for funding for various housing projects through the Project Homekey program. Century Housing Corporation, a nonprofit housing development organization, is partnering with Los Angeles County as a co-applicant for funding to acquire and renovate a hotel site at 716 South Pacific Coast Highway in Redondo Beach for permanent supportive housing. On November 9, 2021, the Redondo Beach City Council voted unanimously to support the Homekey Round 2 application from the joint applicants of Century Housing Corporation and Los Angeles County to provide housing for those who are experiencing homelessness or at risk of becoming homeless. The application was approved in early 2022. Acquisition and remodeling to be completed in 2022 to develop 20 units of affordable housing in the form of permanent supportive housing.

In April of 2021, the Redondo Beach Mayor and City Council voted to make the Response to Homelessness Program permanent, which includes key components such as the Housing Initiative Court and bridge housing like the Pallet Shelters. The approval also included funding for an additional housing navigator. The expectation is to keep the program under the administration of the City Attorney's Office for at least three years,

In addition, the City will continue to support and assist agencies that provide services for the homeless and persons with special needs. Specifically, the City has utilized CDBG funds for a range of services that benefit primarily extremely low and very low income households. These include:

- 1736 Family Crisis Center: Counseling for residents at risk of becoming homeless.
- First United Methodist Church Shared Bread Program: Meals, clothing, and hygienic supplies for the homeless.
- Salvation Army Meals on Wheels: Home delivered meals to seniors.
- St. Paul's United Methodist Church (Project Need): Meals and food pantry programs to assist the homeless.

2021-2029 Objectives and Timeframe:

- Continue to provide CDBG funding to agencies that operate emergency shelters, transitional housing, and supportive services for the homeless and persons with special needs.
- Before April 2024, evaluate the need and financial feasibility of continuing the Responses to Homelessness program.

Responsible Agency: Community Services Department
Funding Sources: CDBG funds

Program 6: Affordable Housing Development

The City utilizes a variety of incentives to facilitate affordable housing development, including:

- Density bonuses;
- Deferral of development fees until the issuance of Certificates of Occupancy;
- Waiver of Quimby fees for affordable housing development;
- Additional fee subsidies, as funding permits;
- Expedited review; and
- Senior Housing Ordinance.

2021-2029 Objectives and Timeframe:

- Continue to promote the availability of incentives for affordable housing development on the City website with the goal of facilitating the development of 100 lower income units over eight years.
- At least every other year, conduct an affordable housing meeting with affordable housing developers and invite proposals from interested developers. Coordinate discussions between affordable housing developers and church properties to promote affordable housing onsite. Support funding applications for projects that include a portion of the units as housing affordable to extremely low income households, especially those with special housing needs (such as seniors and persons with disabilities, including those with developmental disabilities), provided that the proposed projects are consistent with the City's General Plan and applicable specific plans.
- Pursue additional State (e.g. State funds for transit-oriented development and infrastructure improvements) and federal funding for affordable development. Annually check the websites of HUD, State HCD, and Los Angeles County Development Authority (LACDA) for potential funding sources and apply for eligible programs.
- Facilitate the development of 300 housing units affordable to lower income households through incentives, project conditions, development agreements, and/or other mechanisms. Target affordable housing in Census Tracts impacted by high displacement risks and cost burden.
- By the end of 2023, create policies to support the creation of new affordable housing opportunities through the conversion of existing poor performing motel properties to Single Room Occupancy (SRO) Lodging as appropriate. Identify potential motels for

conversion and outreach to developers with the goal of achieving two projects over eight years.

- Amend the City's fee schedule in FY 2022/2023 to waive fees for affordable units being developed as part of a project. (Currently, the City already waives the Quimby fees for affordable housing units.)
- By the end of 2023, create procedure aligned with Inclusionary Housing ordinance implementation to expedite review of housing projects that include at least 20 percent of the units as affordable to lower income households, including projects that have lot splits and lot consolidations that include at least 20 percent of the units as affordable to lower income households.

Responsible Agency: Community Development Department
Funding Sources: State and federal funds as available

Program 7: Green Task Force

The Green Task Force's Sustainable City Plan includes the following housing and building related recommendations:

- Green Building Incentives: Develop a set of incentives in the form of rebates, space offset programs, and recognition programs for green/sustainable building practices.
- Fee Structure: Balance fee structure to accommodate rebate incentives given for green homeowners, and builders.
- LEED Standards: Adopt LEED standards for all city buildings.
- Ordinance Update: Review and update ordinances to support LEED compliant measures.
- Staff Training: Train appropriate city staff and acquire LEED certification to eliminate need for hiring LEED consultants.
- Educational Plan: Implement an educational plan, including web access and distribution of green vendors and services, for all constituents - homeowners, developers, builders, Chamber of Commerce, regional networks, etc.

2021-2029 Objectives and Timeframe:

- Continue to promote and implement the policies outlined in the Sustainable City Plan, particularly those policies applicable to residential and mixed use developments.

Responsible Agency: City Council; Green Task Force; Community Services Department
Funding Sources: General funds

C. Provide Adequate Housing Sites

A major element in meeting the housing needs of all segments of the community is the provision of adequate sites that can facilitate the development of all types, sizes and prices of housing. Households of different ages, types, incomes, and lifestyles have different housing needs and preferences that evolve over time and in response to changing life circumstances.

Providing an adequate supply and diversity of housing accommodates changing housing needs of residents. The Redondo Beach General Plan and Zoning Ordinance establish where housing may locate. To provide adequate housing and maximize use of limited land resources, new development should be constructed at appropriate densities that maximize the intended use of the land.

GOAL 3.0 **Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.**

Policy 3.1 Implement land use policies that allow for a range of residential densities and products, including low-density single-family uses, moderate-density townhomes, and higher-density apartments, condominiums, and units in mixed-use developments.

Policy 3.2 Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.

Policy 3.3 Encourage transit-oriented developments near the Green Line station as a means of providing workforce housing, promoting use of public transit, and reducing energy consumption.

Policy 3.4 Encourage compatible residential development in areas with recyclable or underutilized land.

Policy 3.5 Allow flexibility within the City's standards and regulations to encourage a variety of housing types.

Program 8: Residential Sites Inventory and Monitoring of No Net Loss

For the 6th cycle Housing Element, the City has been assigned a Regional Housing Needs Assessment (RHNA) of 2,490 units (936 very low income, 508 low income, 490 moderate income, and 556 above moderate income units). The City adopted an updated General Plan Land Use Element and Zoning Ordinance amendments implementing the housing sites and programs in November 2024. Additionally on November 5, 2024, Redondo Beach residents passed a Ballot Measure that amended the "Exceptions" provisions of Measure DD and removed the requirement for an election for any amendments to the City's zoning ordinance or zoning ordinance for the coastal zone that implements a program in the City's General plan housing element. The amendment further states that, "… an action required to meet the City's obligation to accommodate its Regional Housing Needs Assessment ("RHNA") allocation", is exempt from Measure DD requirements.

As of January 2022, the City has entitled 471 units and anticipates permitting 240 ADUs over eight years. Additional projects approved and under review will provide another 605 units, including 73 lower income units). The City's progress in residential development leaves a remaining RHNA of 1,798 units (904 very low income, 418 low income, and 476 moderate income). The City has fully accommodated its above moderate income RHNA with entitled, approved, and processing projects.

To accommodate the remaining RHNA and to provide for a buffer for No Net Loss, the City has identified potential capacity for 1,011 units (16 lower income, 611 moderate income, and 384 above moderate income) on vacant/nonvacant sites in areas where the current land use designations would remain. In addition, potential capacity for 1,776 units (1,442 lower income, 72 moderate income, and 262 above moderate income units) could be accommodated on vacant/nonvacant sites in areas with new General Plan land use designations (primarily through the new Very High Density Multi-Family Residential – RVH, Mixed Use (Housing Required) – MU-H, and Mixed Use Transit Center (Housing Required) – MU-TCH) that could accommodate residential development. Table H-43 on page 99 outlines the designations and summary of estimated capacity on vacant/nonvacant sites in those proposed designations.

To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

Pursuant to SB 166, the No Net Loss requirements are:

- Make findings at the time of project approval regarding any site in the Housing Element sites inventory (must be implemented immediately);
- Identify or rezone sufficient, adequate sites within 180 days of project approval to accommodate any shortfall; and
- Acknowledge projects may not be denied solely because No Net Loss would require rezoning.

2021-2029 Objectives and Timeframe:

- Amend the Updated Land Use Plan to provide increased residential development capacity by March 2026. Specifically, ensure that the updated General Plan offers adequate capacity for at least 1,924 units, with 1,395 lower income units to be accommodated through RVH, MU-H, and MU-TCH that establish a minimum density of 20 units per acre and maximum densities that range from 65 units per acre for 190th Street, South of Transit Center, Kingsdale, and FedEx properties, to 80 units per acre for South Bay Market Place. Specifically, the RHNA sites will meet the following criteria:

- Permit owner-occupied and rental multi-family use by right for developments in which 20 percent or more of the units are affordable to lower income households (see Program 9).
- Accommodate a minimum of 16 units per site (see Program 11 for facilitating lot consolidation of smaller parcels into sites of at least 0.5 acre).
- Require a minimum density of 20 units per acre.
- At least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low income housing need, if those sites allow 100 percent residential use, and require residential use occupy 50 percent of the total floor area of a mixed-use project.

- Amend the Zoning Ordinance by May 2026. Specifically for South of Transit Center, South Bay Marketplace Residential, and FedEx, establish development standards and regulations that would facilitate a combination of different scenarios to allow achievement of the anticipated number of units:
  - Tear down and redevelopment;
  - Develop the surface parking space while leaving the existing uses intact;
  - Cluster density on portions of the site; and/or
  - Reconfigure the existing structures and expand with residential uses.

  Specifically, policies and zoning development standards will be developed to facilitate:

  - Subdividing, if necessary, of the parking areas as developable parcels
  - Clustering of densities on portions of the parking areas
  - Shared access to existing structures to allow existing uses to remain while the parking areas are being redeveloped
- Amend, if necessary, the Harbor/Civic Center Specific Plan by November 2023 to ensure consistency in allowable density in the RH properties (increasing from 28 du/ac to 30 du/ac).
- Develop a procedure in 2022 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure adequate sites are available to meet the remaining RHNA by income category. This will include monitoring development in multi-family zones. If multi-family properties are developed with single-family use (as currently permitted by the Zoning Ordinance) to the extent that would jeopardize the City's ability in meeting its RHNA, the City will implement mitigation measures.
- Annually monitor the progress and affordability of pipeline projects (Table H-42) for likelihood of development in the planning period. If pipeline projects are not progressing as assumed, the City will complete alternative actions, as appropriate, within 6 months, including but not limited to additional incentives, priority processing and rezoning additional sites at appropriate densities.

- Provide information on available sites and development incentives to interested developers and property owners on City website. Target affordable housing development in areas with high displacement risks and high cost burden.
- Because rezoning even for No Net Loss requirement is subject to voter approval, the City will monitor and anticipate any No Net Loss with a trend projection at least two years in advance to anticipate shortfall in sites and ensure adherence to the 180-day requirement.

Responsible Agency: Community Development Department
Funding Sources: Departmental budget

Program 9: By-Right Approval for Projects with 20 Percent Affordable Units

Pursuant to AB 1397 passed in 2017, the City will amend the Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA that meet the following:

- Reusing of nonvacant sites previously identified in the 5th cycle Housing Element (see Appendix B).
- Rezoning of sites where the rezoning occurs past the October 15, 2021 statutory deadline.

By-right means that the City review must not require conditional use permit, planned unit development permit, or other discretionary review or approval.

2021-2029 Objectives and Timeframe:

- Amend Zoning Ordinance to provide by-right approval pursuant to AB 1397 within one year of Housing Element adoption.

Responsible Agency: Community Development Department
Funding Sources: Departmental budget

Program 10: Replacement Housing

Development on nonvacant sites with existing residential units is subject to replacement requirement, pursuant to AB 1397. The City will amend the Zoning Code to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in State Density Bonus Law.

2021-2029 Objectives and Timeframe:

- Amend Zoning Ordinance to address replacement requirement pursuant to AB 1397 within one year of Housing Element adoption.

Responsible Agency: Community Development Department
Funding Sources: Departmental budget

Program 11: Small Lot Development/Lot Consolidation

This residential sites inventory for the 6th cycle RHNA focuses primarily on sites that are larger than 0.5 acres (see Appendix B). However, some parcels are small and owned by individual owners. Given the City's highly urbanized character, small infill projects would be an appropriate and feasible development pattern to accommodate these housing units in the community, as demonstrated by the City's current trend. The City will develop appropriate incentives and development standards to facilitate lot consolidation for affordable housing development.

2021-2029 Objectives and Timeframe:

- By October 2022, develop appropriate incentives, development standards (such as reduced minimum lot size), and review procedures to facilitate small lot development and lot consolidation for affordable housing development. Incentives for lot consolidation may include:
    - Over the counter lot line adjustments if not combined with other applications; concurrent review if combined with other applications
    - Expedited review process
    - Deferral or waiver of fees for affordable housing project
    - Lot consolidation bonus (potentially in density, setbacks, or other incentives)
- Ongoing outreach to property owners regarding lot consolidation incentives. Engage the Waterfront and Economic Development Department to facilitate communications among property owners and interested developers for lot consolidation potential and/or packaging parcels for redevelopment.

Responsible Agency: Community Development Department
Funding Sources: Departmental budget

Program 12: Accessory Dwelling Units (ADUs)

The City is in the process of updating the existing Residential Design Guidelines to include Accessory Dwelling Units. The guidelines were adopted by the City of Redondo Beach on October 7, 2003. The design guidelines are intended to inform the public about development opportunities within the residential zones, including both single and multi-family structures. The update will also include the R-1A residential zone which was not included in the original document.

With the addition of ADUs and the R-1A Zone to the guidelines, the document will span the breadth of residential infill opportunities available within the City. With this update, owners in all residential zones will have a better understanding regarding the development potential of their properties. The guidelines will also include design templates for ADU configurations that are approvable by-right, subject to the existing conditions of the lot.

As a part of this exercise, new handout sheets will be created for easy application of the standards. By better informing the public, ADU applicants will have the tools to submit a successful application, thus reducing administrative review time. It is estimated that the ADU guidelines will reduce Planning review time in half from 8 weeks down to 4 weeks. Conversely,

the City expects that permitting will double from 20-30 permits issued in 2019 and 2020 to an estimated 35-50 permits after the guidelines are updated.

The City received an SB-2 Grant award from the State HCD for this work, and the deadline for completion is December 2022. The City awarded the contract for the consultant to prepare the design guidelines in June 2021 and the work is underway.

2021-2029 Objectives and Timeframe:

- Facilitate the development of 240 ADUs over eight years.
- Update the Residential Design Guidelines (with ADU pre-approved plans) and develop handout materials and application form for ADU by December 2022.
- In 2023, develop mechanisms to facilitate ADUs, especially ADUs that may be deed restricted as affordable housing. These may include reduced fees, rehabilitation assistance, or relaxed development standards as feasible and appropriate in exchange for affordability.
- In 2023, develop a fact sheet on fair housing rights (including Source of Income protection) to facilitate the use of HCVs for ADUs, with the goal of placing 20 HCV holders in 20 ADUs over eight years.
- In 2025, monitor the ADU development trend to ensure the City is meeting its projection goal. If necessary, the City will make adjustment to its incentives for ADU construction.

Responsible Agency: Community Development Department

Funding Sources: SB-2

D. Remove Governmental Constraints

Pursuant to State law, the City is obligated to address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. Removing constraints on housing development can help address housing needs in the City by expediting construction, and lowering development costs.

GOAL 4.0 Mitigate any potential governmental constraints to housing production and affordability.

Policy 4.1 Review and adjust as appropriate residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction that are determined to be a constraint on the development of housing, particularly housing for lower and moderate income households and for persons with special needs.

Policy 4.2 Ensure that water and sewer service providers prioritize service allocations to affordable housing projects, pursuant to State law.

Program 13: Amendments to the Zoning Ordinance

The City will be updating its Zoning Ordinance to implement the new General Plan. As part of that Zoning Ordinance update, the following topics will be addressed:

Density Bonus: The State density bonus law has been amended numerous times in recent years, including the following:

- AB 1763 (Density Bonus for 100 Percent Affordable Housing) – Density bonus and increased incentives for 100 percent affordable housing projects for lower income households.
- SB 1227 (Density Bonus for Student Housing) - Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- AB 2345 (Increase Maximum Allowable Density) - Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.

Transitional and Supportive Housing (SB 2, SB 745, and AB 2162): Pursuant to SB 2 and SB 745, transitional and supportive housing constitutes a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). The City will amend the Zoning Ordinance to define transitional and supportive housing pursuant to California Government Code Sections 65582(f),(g), and (h) and to permit transitional and supportive housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone.

AB 2162 requires that permanent supportive housing project of up to 50 units be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions, such as providing a specified amount of floor area for supportive services. The bills also prohibit minimum parking requirements for supportive housing within ½ mile of a public transit stop.

Emergency Shelters (AB 139): This bill requires local jurisdictions to amend its zoning provisions for emergency shelters, establishing parking requirements based on staffing level only.

Low Barrier Navigation Center (AB 101): This bill requires local jurisdictions etablish provisions for Low Barrier Navigation Centers (LBNC) as development by right in areas zoned for nonresidential zones (including mixed use zones as required by law) permitting multi-family uses if it meets specified requirements. A "Low Barrier Navigation Center" is defined as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing."

Affordable Housing Streamlined Approval (SB 35): The City will establish a streamlined, ministerial review process for qualifying multi-family residential projects.

Single Room Occupancy (SRO) Housing: The Redondo Beach Zoning Ordinance does not contain specific provisions for SRO units. The Zoning Ordinance is in the process of being amended to specifically address the provision of SRO units as a conditionally permitted use in the C-4 zone outside the Coastal Zone.

Employee Housing: The City will amend the Zoning Ordinance to address the provision of employee housing for six or fewer employees as a regular residential use.

Reasonable Accommodation: The City of Redondo Beach does not currently have a formal ministerial process for persons with disabilities to seek relief from the strict or literal application of development standards to enable them to enjoy their dwellings like other residents in the City. Decisions are currently made on a case-by-case basis.

The City will amend the Zoning Ordinance to provide a formal process for providing reasonable accommodation to persons with disabilities. The process will be available to a person, a business, or organization making a written request for reasonable accommodation in the application of land use or zoning provisions in order to facilitate the development of housing for persons with disabilities. The request will be reviewed and determined by the Community Development Director or his designee.

Definition of Family: The City's Zoning Ordinance contains a definition of family that may be considered restrictive. The City will amend the Ordinance to either remove the definition or adopt an inclusive definition that complies with State and Federal fair housing laws.

Parking Requirements: The City requires two parking spaces per unit regardless of unit size. This parking requirement can potentially discourage the development of small units. The City will address the parking requirements as part of the City's General Plan Land Use Element update. The City will amend the parking standards to reduce the burden on multi-family residential development, including adjusting the number and type of parking spaces required.

Unlicensed Group Homes: Not all residential care facilities/group homes are required to be licensed by the State Department of Social Services. The City will address assess the types of housing that may fall into this category and as part of the comprehensive Zoning Ordinance update, address the provision of group homes that are not required to be licensed.

Conditional Use Permit: Currently, multi-family development of four or more units requires the approval of a Conditional Use Permit (CUP). This CUP requirement potentially adds time and uncertainty to multi-family development. The City will revise its CUP requirement for multi-family development with the following changes:

- Raise the threshold of administrative review to multi-family development up to 15 units (consistent with the inclusionary housing threshold as proposed).
- For projects above 15 units, utilize a development review process that focuses on site plan and design reviews by the Planning Commission.

2021-2029 Objectives and Timeframe:

- Complete Zoning Ordinance amendments outlined above to expand the variety of housing types and remove governmental constraints according to the following priority:
    - By the end of 2022:
        - Density Bonus
        - Transitional and Supportive Housing
        - Emergency Shelter
        - Low Barrier Navigation Center
        - Employee Housing
        - Reasonable Accommodation
        - Definition of Family
    - By November 2023 as part of the Zoning Ordinance update to implement the updated General Plan.
        - Affordable Housing Streamlined Approval
        - Single Room Occupancy Housing
        - Parking Requirements
        - Unlicensed Group Homes
        - Conditional Use Permit
- Annually review the Zoning Ordinance for compliance with State law and to identify potential constraints and amend the Zoning Ordinance as necessary.

Responsible Agency: Community Development Department

Funding Sources: Departmental budget

Program 14: Objective Design Standards

The City is in the process of updating the existing Residential Design Guidelines with objective design standards and to inform the public about development opportunities within the residential zones, including both single and multi-family structures.

2021-2029 Objectives and Timeframe:

- Develop objective design standards through the Residential Design Guidelines update by the end of 2022.
- Develop objective design standards for the four Residential Overlay districts (North Kingsdale, North Tech, 190th Street, and Industrial Flex-South of Transit Center, South Bay Marketplace, and FedEx) by October 15, 2024. The standards must accommodate development at the maximum densities allowed in each district without assuming the use of concessions, incentives, or waivers allowed pursuant to State Density Bonus Law.

Responsible Agency: Community Development Department

Funding Sources: Departmental funds

Program 15: Monitoring the Effect of Article 27 of the City Charter (Measure DD)

On November 5, 2024, Redondo Beach residents passed a Ballot Measure that amended the "Exceptions" provisions of Measure DD and removed the requirement for an election for any amendments to the City's zoning ordinance or zoning ordinance for the coastal zone that implements a program in the City's General plan housing element. The amendment further states that, "… an action required to meet the City's obligation to accommodate its Regional Housing Needs Assessment ("RHNA") allocation", is exempt from Measure DD requirements.

2021-2029 Objectives and Timeframe:

- Given the statutory requirement to encourage a variety of housing type, the City will continue its outreach and education to help the community understand the importance of the General Plan update in compliance with State law and the consequence of noncompliance.
- Continue to implement the housing programs in this 2021-2029 Housing Element to provide affordable housing opportunities and to affirmatively further fair housing.

Responsible Agency: Community Development Department

Funding Sources: Departmental funds

Program 16: Fee Schedule

Currently, the City's residential development fee schedule (including building permit and planning fees) results in higher per-unit fees for multi-family housing than single-family housing.

2021-2029 Objectives and Timeframe:

- Amend the City's fee schedule in FY 2022/2023 to waive fees for affordable units being developed as part of a project. (Currently, the City already waives the Quimby fees for affordable housing units.) The goal is to facilitate the development of 100 lower income units with fee waivers over eight years.

Responsible Agency: Community Development Department

Funding Sources: Departmental funds

Program 17: Redondo Beach Unified School District (RBUSD) Coordination

The City's Land Use Plan update, which includes the introduction of the various Residential Overlays as a strategy for facilitating future residential growth, will result in additional student enrollment.

In May 2022, the City outreached to the School District. In 2007 the school district had over 8,000 student population that grew to 10,000 by 2018. Between 2010 and 2018 through general obligation bonds the School District incorporated more classrooms throughout the District. Since then, the student population has actually decreased to 9,450 in the primary grades. The RBUSD is challenged with decreased enrollment, so efforts to increase housing may help enrollment. The

District does have a "school of choices" policy that allows households to go to other schools within the district. The District is actually adding some preschool and specialized programs to address its excess capacity availability.

The District did note that although the developments near Galleria and Transit Center are walkable distances from the elementary and middle schools, walking and biking paths are important. The City is already working on improvements to bike and pedestrian connections in that area. Even the approvals for the South Bay Galleria redevelopment require that they provide pedestrian improvements and pay for feasibility analysis to extend the SCE ROW bike path to that site, which is adjacent to most of the residential overlays. According to Beach City Transit (BCT), high school students are the major public transit riders of BCT Line 102 to travel to and from Redondo Union High School. BCT Line 102 links north Redondo Beach from Marine Avenue (next to North Tech Residential Overlay), passes through South Bay Galleria, to south Redondo Beach to the pier.

In the area around North Tech, often parents in that area look to get into Manhattan Beach schools. Assistant Superintendent of the District confirmed the cross enrollment with other districts.

2021-2029 Objectives and Timeframe:

- Ongoing coordination with the RBUSD to facilitate communications concerning updates to the City's Land Use Plan and the matching of school facilities with student populations.
- Annual coordination with RBUSD regarding enrollment status and safe routes to school.

Responsible Agency: Community Development Department

Funding Sources: Departmental funds

E. Provide Equal Housing Opportunities

To meet the housing needs of all segments of the community, the Housing Plan includes a program to promote housing opportunities for all persons regardless of their special characteristics as protected under State and federal fair housing laws.

GOAL 5.0 Continue to promote equal housing opportunity in the City's housing market.

Policy 5.1 Provide fair housing services to Redondo Beach residents, landlords, and housing providers, and ensure that they are aware of their rights and responsibilities regarding fair housing.

Policy 5.2 Provide equal access to housing for special needs residents such as the homeless, elderly, and disabled.

Policy 5.3 Promote the provisions of disabled-accessible units and housing for mentally and physically disabled.

Program 18: Fair Housing Program

The City contracts with the Housing Rights Center to educate the public about fair housing laws and to investigate reported cases of housing discrimination. The Housing Rights Center (HRC) is a long-established organization, dedicated to promoting fair housing for all persons. HRC provides telephone and in-person counseling to both tenants and landlords regarding their respective rights and responsibilities under California and federal laws, as well as City ordinances. HRC has also established an effective and comprehensive outreach and education program. The organization develops and distributes written materials that describe the applicable laws that protect against housing discrimination and ways to prevent housing injustices. Additionally, HRC presents fair housing law workshops and programs to teach communities how to stop housing inequity and investigates housing discrimination complaints brought under both State and Federal fair housing laws.

The City will proactively conduct outreach and education about fair housing rights and responsibilities, promote housing opportunities and resources, and raise awareness of housing issues and trends in the community through its quarterly newsletter. The newsletter is currently sent to 15,000 email subscribers that include City households and people who utilize the City's regional facilities such as Seaside Lagoon, Redondo Beach Performing Arts Center, Wilderness Park, and public libraries. The users of regional facilities typically come from the South Bay region and therefore represent a broad spectrum of residents in the region. To expand subscription to the email newsletter, the City will promote how to subscribe to the newsletter beginning Fall 2022 at regional facilities, community centers, public libraries, and City Hall, as well as on City website. In addition to the newsletter, beginning in 2023, the City will advertise semi-annually in both the local Easy Reader and the broader-reaching Daily Breeze newspapers, providing a synopsis of the newsletter articles and providing information as to how the reader can subscribe to the newsletter going forward. The Easy Reader is a weekly publication available in Redondo Beach, Hermosa Beach, Manhattan Beach, and surrounding areas. The Daily Breeze is a 57,000-circulation daily newspaper serving South Bay and Harbor Area of Los Angeles County.

To affirmatively furthering fair housing, the City will undertake a series of actions to facilitate a variety of housing opportunities to accommodate the diverse needs of the community. Actions to affirmatively furthering fair housing are summarized in Table H-44.

2021-2029 Objectives and Timeframe:

- Continue to contract with a fair housing service provider to provide fair housing and tenant/landlord services.
- Promote fair housing awareness in City's quarterly newsletter and website.

Responsible Agency: Housing Rights Center (or other contracted service providers)
Funding Sources: CDBG funds

Table H-44: Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	**Contributing Factors and Priority**	**Meaningful Action**
Insufficient and Inaccessible Outreach and Enforcement	• Lack of a variety of inputs media (e.g., meetings, surveys, interviews) • Lack of accessibility to draft documents • Lack of digital access • Lack of accessible forums (e.g., webcast, effective communication, reasonable accommodation procedures) • Lack of local public fair housing enforcement	Beginning with the FY 2022 program year, redesign the scope of work for fair housing provider to: • Require evidence of effective outreach from the City's fair housing provider. City will require attendance reports to events from fair housing providers. Based on reports, work with fair housing provider on plan to increase attendance to outreach events. • Expand outreach and education to landlords on source of income discrimination and protection. Create an outreach plan by the end of 2022 to educate local landlords with at least one outreach event annually. • Beginning in 2023, the City will publish at least semi-annually on the Daily Breeze and Easy Reader, providing a synopsis of the newsletter articles and providing information as to how the reader can subscribe to the newsletter going forward. • Increase the number of persons outreached and number of fair housing inquiries by 20 percent over eight years through increased outreach activities by fair housing service providers, and City newsletter and social media announcements of fair housing resources and events. Annually, analysis geographic distribution of inquiries for targeting outreach. Beginning FY 2022, require City staff who provide housing related services to attend fair housing training at least every other year. Utilize multimedia outreach and make the following updates by the end of 2022: • Make information available to all on the City's website regarding community meetings and information on fair housing services. Through City promotion of fair housing resources (newsletter and social media), promote the availability of information on City website. Increase website hits

Table H-44: Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	**Contributing Factors and Priority**	**Meaningful Action**
		by 20 percent and track website activities for types of information sought and if feasible by geographic location, to update website annually with relevant information to the public and to identify neighborhoods for targeted outreach efforts. • Provide all outreach and fair housing information in the two languages most spoken by City residents. • Survey residents for feedback on effective communication procedures and what is most beneficial for residents when it comes to outreach activities and accessing information.
Segregation and Integration	• Displacement of resident due to economic pressures • Location and type of affordable housing • Lack of supportive housing in community-based settings	Prioritize use of City grant funds to incentivize/partner with developers to pursue affordable housing citywide, with the goal of achieving 100 lower income and 100 moderate income units over eight years. Target affordable housing in census tracts impacted by high displacement risks and cost burden. In FY 2022/2023, amend fee schedule to waive fees for affordable units included as part of a project. (Currently, the City already waives the Quimby fees for affordable housing units.) (Program 16). The goal is to facilitate the development of 100 lower income units with fee waivers over eight years. Work with the City's Code Enforcement to develop a proactive enforcement program in 2023 that will: • Identify and target areas of concentrated rehabilitation needs • Assist in the repairs and mitigate potential costs associated with rehabilitation. Assist 80 lower income households with Mobility Access/Emergency Repairs over eight years. • Reduce the displacement of residents through rehabilitation. • Pursue funding at the State level to expand housing rehabilitation assistance. • Perform 2,000 building code enforcement inspections over eight years (250 inspections annually) and

Table H-44: Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	**Contributing Factors and Priority**	**Meaningful Action**
		achieve 80 percent voluntary code compliance.
Disproportionate Housing Needs, Including Displacement Risks	• The availability of affordable units in a range of sizes • Displacement of residents due to economic pressures • Lack of private rental relief programs for people at risk of homelessness	Require a replacement requirement in transit corridors or on sites identified to accommodate the housing needs of lower income households starting in 2022. • If this proves to be unfeasible in the timeframe, on an annual basis thereafter, continue to assess a replacement requirement and give justification as to why it is or is not required. • Achieve no net loss of existing affordable housing due to redevelopment. Continue to enforce the City's condominium conversion restrictions. By the end of 2023, create policies to support the creation of new affordable housing opportunities through the conversion of existing poor performing motel properties to Single Room Occupancy (SRO) Lodging as appropriate, with the goal of achieving two projects over eight years. Continue to utilize the Artesia & Aviation Corridor Area Plan (AACAP) to assist small businesses. Continue to engage the Waterfront Economic Development division to assist local businesses to relocate within the City as residential or mixed use development occurs. Achieve no net loss of jobs due to redevelopment, with special emphasis on local businesses owned by persons of protected classes under State and Federal fair housing and equal opportunity laws. Encourage residents in neighborhoods with disproportionate housing needs to actively be involved in the City's decision-making process by advertising available opportunities on the City's website. Provide information on the City's website about these opportunities by the end of 2022, including participation in boards and commissions involved in neighborhood improvements: • Housing Authority • Planning Commission

Table H-44: Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	**Contributing Factors and Priority**	**Meaningful Action**
		• Preservation Commission • Public Safety Commission • Public Works Commission • Recreation & Parks Commission • Youth Commission By the end of 2022, add a Diversity, Equity, and Inclusion (DEI) statement on the City's website regarding boards and commissions. Annually, confirm diversity of commission membership and make proactive efforts to reach out to potential applicants of protected classes as opportunities open up for new members. Ongoing encouragement of underrepresented groups to apply for openings at City boards and commissions. By 2025, measure the change in diversity in boards and commissions. If diversity rate has not increased, take proactive efforts to improve diversity within one year.
Mobility and Access to Opportunity	• Location and type of affordable housing • Lack of regional cooperation • Land use and zoning laws	Beginning in 2022, proactively outreach to the senior and disabled residents, through City quarterly newsletter to advertise the availability of assistance through the Mobility Access/Emergency Repair (Program 1) to benefit 80 households over eight years. Work with local jurisdictions and the City's Fair Housing provider to provide a regional affordable rental registry accessible on multiple platforms by the end of 2022. • If this proves to be unfeasible in the timeframe, work solely with the City's Fair Housing provider to update annually and provide an affordable rental registry for Redondo Beach residents. Facilitate regional housing mobility through the publicizing of housing resources and opportunities in the City's quarterly newsletter and advertising semi-annually in Easy Reader and Daily Breeze.The City's newsletter has registered recipients that extend beyond city residents, including participants/users who utilize the City's regional facilities such as Seaside Lagoon, Redondo Beach Performing Arts Center, Wilderness Park, and public libraries. The Easy Reader is a weekly

Table H-44: Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	**Contributing Factors and Priority**	**Meaningful Action**
		publication available in Redondo Beach, Hermosa Beach, Manhattan Beach, and surrounding areas. The Daily Breeze is a daily newspaper serving South Bay and Harbor Area of Los Angeles County. Continue to engage with market-rate developers to include affordable units with the goal of creating 100 lower income and 100 moderate income units over eight years. By 2022, adopt an inclusionary housing program that will extend requirements to both ownership and rental housing. By 2023, create a fair housing fact sheet, focusing on SB 329 and SB 222 Source of Income protection. Include the fact sheet in City ADU application packet to inform the prohibition of rejecting potential tenants based on the use of public assistance such as Housing Choice Vouchers (Program 4) for housing payments. The goal is to increase the use of HCVs in single-family neighborhoods by 20 units over eight years.

F. Summary of Quantified Objectives

Table H-45: Summary of Quantified Objectives (2021-2029)						
	Extremely Low	**Very Low**	**Low**	**Moderate**	**Above Moderate**	**Total**
New Construction	20	30	50	100	500	700
ADU Construction	5	36	103	14	82	240
Rehabilitation	0	40	40	0	0	80
Section 8	316	317	0	0	0	633
Preservation of At-Risk Units	10	30	30	0	0	70

Appendix A: Review of Past Accomplishments

The City's accomplishments in implementing the fifth cycle (2013-2021) Housing Element are summarized in this Appendix.

Effectiveness in Addressing Special Needs: With limited funding, the City had to discontinue its Deferred Payment Loan and Handyperson programs. Prior to its discontinuation, the Handyperson program benefitted many senior households. With limited, funding, the Mobility Access/Emergency Repair program is the only remaining rehabilitation assistance program offered by the City. This program primarily benefits seniors and disabled households. The City will pursue additional funding in the future to assist with housing rehabilitation.

The City also utilizes VASH vouchers to house veterans. CDBG funds are also used to assist the homeless. Specifically, the City partnered with the County of Los Angeles to set up a site for pallet shelters, with funding commitments to operate the shelters through June 2022 and an option to extend and expand the operation in the future.

Nevertheless, the extent of special needs in the City far exceeds the City's funding capacity. The City will continue to pursue additional funding opportunities in the upcoming years.

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
GOAL 1.0: Maintain and enhance the existing viable housing stock and neighborhoods within Redondo Beach.		
Program 1: Deferred Payment Loan Program	• Annually check the websites of the U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) and/or contact staff for potential funding sources and as appropriate apply for eligible programs. • As part of the City's Consolidated Plan update, consider the use of CDBG funds as a source of funding for this program.	**Effectiveness:** Following the dissolution of redevelopment and annual funding reductions from HUD, the City no longer offers deferred loans. There are a number of active loans from the Loan Program ongoing and as those properties are involved in transactions, the loans are repaid to the City. However, these repayments are not adequate to sustain a viable program. **Continued Appropriateness:** The City will pursue other funding sources for this activity for housing rehabilitation assistance.

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
Program 2: Handyperson Program	• Annually check the websites of the U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) and/or contact staff for potential funding sources and apply for eligible programs. • As part of the City's Consolidated Plan update, consider the use of CDBG funds as a source of funding for this program.	**Effectiveness:** The City refers handyperson inquiries to local social service and faith-based organizations that periodically provide support to qualifying households in need. The City continues to provide services under the Mobility Access and Emergency Repair Program. **Continued Appropriateness:** The City will pursue other funding sources for this activity for housing rehabilitation assistance.
Program 3: Mobility Access/Emergency Repair Program	• Provide services to 10 1ower income (including extremely low income) Redondo Beach homeowners each year for a total of 60 households (15 households annually). • Promote program to residents through brochures at public counters and information on City website	**Effectiveness:** During the 2013-2021 Housing Element period, the City to date has successfully provided assistance to approximately 70 very low- and low-income households under the Mobility Access/Emergency Repair Program using CDBG funds. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2021-2029 Housing Element Update.
Program 4: Preservation of Affordable Housing at Risk of Converting to Market Rate	• Monitor the status of Seaside Villa and Heritage Pointe annually. • Ensure residents are notified by the property owner once a Notice of Intent to opt out of the Section 8 contract is filed. • Contact nonprofit developers with capacity to acquire and manage at-risk projects in Redondo Beach to explore preservation options if a Notice of Intent to opt out of the Section 8 contract is filed. • Support funding applications by qualified nonprofit developers to pursue funding at the State and federal levels for preserving existing affordable housing.	**Effectiveness:** Opting out of the Section 8 program requires a three-year notice to the tenants. Seaside Villa has opted to enter into a new 5-year contract with HUD for their continued participation in the HUD funded Section 8 program. However, two projects that had affordability covenants due to density bonus and development agreements are no longer deed restricted as affordable housing. **Continued Appropriateness:** The City will continue to facilitate the preservation of at-risk housing. This program is updated and included in the 2021-2029 Housing Element.

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
GOAL 2.0: Assist in the provision of housing that meet the needs of all economic segments of the community.		
Program 5: Section 8 Housing Choice Voucher Program	• Continue to provide Section 8 vouchers to approximately 467 extremely low and very low income households annually. • Petition to HUD for additional funding to assist an increased number of households. • Promote program to property owners/landlords to accept Section 8 vouchers.	**Effectiveness:** The Redondo Beach Housing Authority (RBHA) provides rental subsidies to 437 Section 8 Voucher Program participants each month. The current goal as outlined in the RBHA's 5 year and 1-year agency plans is to provide assistance to 633 families. As of 2020, there are nearly 4,506 households on the waiting list. **Continued Appropriateness:** This program remains an important resource for extremely low and very low income households and is included in the 2021-2029 Housing Element Update.
Program 6: Services for the Homeless	• Continue to provide CDBG funding to agencies that operate emergency shelters, transitional housing, and supportive services for the homeless and persons with special needs.	**Effectiveness:** The City continues to utilize CDBG funds to support homeless shelters and provide homeless services. Specifically, the City has provided CDBG funds for the following organizations: Shared Bread and St. Paul's United Methodist Church. Additionally, beginning in 2016, the City initiated a contract with People Assisting The Homeless (PATH) to provide coordinated entry services to those individuals experiencing homelessness and or facing the possibility of homelessness. Redondo Beach is working with HUD-VASH (Housing and Urban Development and Veterans Affairs Supportive Housing) to find permanent housing for homeless veterans. Redondo Beach Housing Authority has a total of 23 veterans housed in Redondo Beach under the HUD-VASH program. The goal of the RBHA is to utilize all 40 VASH vouchers allocated to the City. The City also recently approved, 11/10/20, "Pallet Shelter

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
		Transitional Housing" at a location near the Galleria to support the local homeless population. Funding was provided from a combination of Federal, County, and local resources. **Continued Appropriateness:** This program is included in the 2021-2029 Housing Element Update.
Program 7: Affordable Housing Development	• Continue to promote the availability of incentives for affordable housing development on the City website. • At least every other year, conduct an affordable housing meeting with affordable housing developers and invite proposals from interested developers. • Pursue additional State (e.g. State funds for transit-oriented development and infrastructure improvements) and federal funding for affordable development in conjunction with mixed use development on Galleria and Green Line station sites.	**Effectiveness:** The City continues to monitor affordable housing development funding through the State Cap and Trade program. The Galleria, a Commercial-Retail/Hotel/Office and Residential Mixed Use Project included the development of 300 residential apartments, with 10% (30 units) very low income deed restricted or 20% (60 units) low income deed restricted has been approved on a property zoned CR (Commercial Regional - allows mixed used residential). Up to 60 of the units are to be set aside as affordable housing. The specific income level of the affordable units will be "very low or low income". **Continued Appropriateness:** The City will continue to offer incentives for affordable housing. This program is included in the 2021-2029 Housing Element Update.
Program 8: Green Task Force	• Continue to promote and implement the policies outlined in the Sustainable City Plan, particularly those policies applicable to residential and mixed-use developments.	**Effectiveness:** As a result of its Green Task Force, and its Sustainable City Plan, the City continues to track towards the following housing and building recommendations: Sustainability: Added the following core value to its Strategic Plan:

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
		"Environmental Responsibility. The City incorporates environmentally sustainable practices, policies, and programs and educate the public to preserve our quality of life for future generations." Support for RBUSD Environmental Programs: City staff conducts regular training programs w/Redondo Beach Unified School District (RBUSD) students on various environmental and sustainable programs regularly applied to development projects by the City. Fee Structure: The City Council approved Tier 1 & Tier 2 rebate programs. Public Education Program: Green Building consumer education materials are available at the Building counter and on the City's website. Historical Specimen Tree Protection: Existing code provides for applications to designate trees as historic landmarks. All trees with trunk sizes over 6" in diameter are eligible. High Profile City Projects: LED streetlight fixtures installation completed along Artesia Blvd., the Esplanade, and in Riviera Village. Renewable Energy Project Financing: The City Council adopted Resolution to participate in Los Angeles County AB-811 program. LEED Standards: North Branch Library certified as LEED Gold Building.

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
		Staff Training: Staff attended California Building Officials (CALBO) Green workshops. Integrated Bicycle Master Plan: On 5/21/13, the City Council approved a letter of agreement with LA Metro for the Bicycle Transportation Plan Implementation Project. **Continued Appropriateness:** This program continues to be appropriate and is included in the 2021-2029 Housing Element Update.
GOAL 3.0: Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.		
Program 9: Residential Sites Inventory	• Maintain an inventory of adequate sites and provide sites information to interested developers • Update inventory annually to ensure adequate sites are available to accommodate the City's remaining RHNA.	**Effectiveness:** The City has continued to maintain its sites inventory that is adequate to accommodate its RHNA. Additional sites and capacity for the provision of affordable housing have been identified in order to accommodate the City's recently 6th cycle RHNA. **Continued Appropriateness:** This program is included in the 2021-2029 Housing Element Update.
Program 10: Sites Inventory Monitoring for "No Net Loss"	• Develop evaluation procedure to implement Government Code section 65863 by July 1, 2014.	**Effectiveness:** The City has improved its GIS capability, allowing better correlation with residential sites inventory and building permit data. Additionally for all residential projects proposed for sites included on the City's existing sites inventory list, if the development does not include affordable housing and/or maximum allowable residential density and analysis is included that ensures RHNA capacity can still be accommodated on the remaining sites inventory.

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
		Continued Appropriateness: The City will continue to monitor its residential capacity. This program is included in the 2021-2029 Housing Element Update.
Program 11: Small Lot Development/Lot Consolidation	• Develop in 2018/2019 appropriate incentives, development standards (such as reduced minimum lot size), and review procedures to facilitate small lot development particularly for MU zone properties. • Develop in 2018/2019 appropriate incentives, development standards, and review procedures to facilitate lot consolidation for affordable housing development.	**Effectiveness:** Developers in the City has been able to assemble properties for development and reach an average density that is approaching the maximum density. **Continued Appropriateness:** The City will continue to monitor its residential standards. This program is included in the 2021-2029 Housing Element Update.
Program 12: Mixed-Use Housing Development	• Continue marketing mixed use development and annually conduct marketing events.	**Effectiveness**: In 2011, the City amended the land use regulations and development standards related to building height, permitted uses and parking requirements within the Mixed Use (MU) and Regional Commercial (RC) zones. These amendments were intended to ensure that residential uses in the City's mixed use zones were not adversely impacted by adjacent commercial uses. Since 2014, the following mixed use developments have been developed or proposed in the City: <u>Legado Mixed Use Project</u> A 115-unit mixed use project has been approved at 1700 S. Pacific Coast Highway. This project is adjacent to Site #1 (Pacific Coast Highway Mixed Use) in the Residential Sites Inventory (discussed below). <u>219 Avenue I Mixed Use Project</u> A mixed use project consisting of 12 apartment units and 6,000 square feet of commercial development has

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
		been approved on a property zoned MU-3C within the Coastal Zone. Two of the units will be set aside as affordable housing. The specific income level of the affordable units has not been determined. For purpose of this update, moderate income level is assumed. Seabreeze Mixed Use Project Similar to the Legado Project discussed above, is a 52-unit residential condominium project with approximately 10,000 square feet of commercial space, currently under construction and also demonstrates the feasibility of intensification along S. Pacific Coast Highway. The Galleria Project: This is a Commercial-Retail/Hotel/Office and Residential Mixed Use Project that includes the development of 300 residential apartments, with 10% (30 units) very low income deed restricted or 20% (60 units) low income deed restricted and was approved in 2019 on a property zoned CR (Commercial Regional - allows mixed used residential). Up to 60 of the units are to be set aside as affordable housing. The specific income level of the affordable units will be either "very low or low income". **Continued Appropriateness:** The Recommended Land Use Plan for the General Plan update emphasizes the increased residential development capacity.
Program 13: Transit-Oriented Development	• The City of Redondo Beach will be reviewing and refining the Model TOD Ordinance as part of their General Plan Land Use Element update.	**Effectiveness:** The City has reviewed zoning designations in proximity to the existing Green Line station at Marine Avenue and the future Green Line station planned near the Galleria development and is proposing to increase residential densities in these areas.

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
		Continued Appropriateness: The concept of TOD is incorporated into the City's Recommended Land Use Plan for the General Plan update.
GOAL 4.0: Mitigate any potential governmental constraints to housing production and affordability.		
Program 14: Amendments to the Zoning Ordinance	• Annually review the Zoning Ordinance to identify potential constraints and amend the Zoning Ordinance as necessary.	The City's Accessory Dwelling Units ordinance with updated in 2019 and again in 2020 to be consistent with recent changes in State Housing Law. Additionally the City adopted an Emergency Shelters Ordinance in 2017. Planned Zoning Ordinance Amendments to address/update specific provisions for Transitional Housing and Supportive Housing are forthcoming in conjunction with the Zoning Ordinance update to implement the updated General Plan. **Continued Appropriateness:** Additional amendments to the City's Zoning Ordinance are included in the 2021-2029 Housing Element Update.
Program 15: Monitoring the Effect of Article 27 of the City Charter (Measure DD)	• Annually review the level of development activities in high density residential and mixed use areas and ensure that there is an adequate supply of sites to accommodate the RHNA. • On November 5, 2024, Redondo Beach residents passed a Ballot Measure that amended the "Exceptions" provisions of Measure DD and removed the requirement for an election for any amendments to the City's zoning ordinance or zoning ordinance for the coastal zone that implements a program in the City's General plan housing element. The amendment further states that, "… an action required to meet the City's obligation to accommodate its Regional Housing Needs Assessment ("RHNA")	**Effectiveness:** There have not been any applications for rezoning where Measure DD has been triggered except for the provision/allowing a 98-Unit Assisted Living Facility on a property zoned P-CF. The subject property in this case was granted the zone change and the ballot measure passed. This facility has now been constructed and is fully operational. **Continued Appropriateness:** This program is included in the 2021-2029 Housing Element Update.

Review of Past Accomplishments		
Program	**Objectives**	**Effectiveness and Continued Appropriateness**
	allocation", is exempt from Measure DD requirements.	
GOAL 5.0: Continue to promote equal housing opportunity in the City's housing market regardless of age, race, color, sex, marital status, familial status, national origin, ancestry, religion, sexual orientation, source of income or any other arbitrary factors.		
Program 16: Fair Housing Program	• Continue to contract with a fair housing service provider to provide fair housing and tenant/landlord services. • Promote fair housing awareness in City quarterly newsletter and website.	**Effectiveness:** As a CDBG entitlement jurisdiction, the City continues to utilize CDBG funds to support the Housing Rights Center which provides fair housing services for residents and landlords. Additionally, the City adopted a Resolution in late 2019 to effectively stay any evictions prior to the States enactment of Rent Control. **Continued Appropriateness:** This program is included in the 2021-2029 Housing Element Update.

Summary of Quantified Objectives and Accomplishments (2013-2021)						
	Extremely Low	**Very Low**	**Low**	**Moderate**	**Above Moderate**	**Total**
Objectives						
New Construction	186	186	223	238	564	1,397
Rehabilitation	0	4	16	40	0	60
Section 8	233	234	0	0	0	467
Preservation of At-Risk Units	0	68	41	0	0	109
Accomplishments						
New Construction (Remaining RHNA)	0	2	40	2	515	559
Rehabilitation	30	30	10	0	0	70
Section 8	233	234	0	0	0	467
Preservation of At-Risk Units	0	68	41	0	0	109
Income distribution of rehabilitation accomplishments is estimate only as seniors and disabled are presumed to be very low income without the need for income verification under the CDBG program.						

Appendix B: Detailed Residential Sites Inventory

The detailed sites inventory for the 6th cycle RHNA is provided in this appendix. Table B-1 includes parcels that were not being re-designated with the exception of MU-3 becoming MU-2 with the General Plan update. Table B-2 are parcels that will be redesignated as a result of the General Plan and Zoning Code Amendments.

	Residential Recycling
	Church Properties
	MU-1
	MU-2
	RVH
	MU-TCH
	MU-H

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/ FAR	Imp-Land Ratio	Year Built
REDONDO BEACH	2608 HUNTINGTON LN	90278	4082006008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.50	1990
REDONDO BEACH	2217 WARFIELD AVE	90278	4150001028		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.86	1989
REDONDO BEACH	2231 WARFIELD AVE	90278	4150001036		RL	R-2		14.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.55	1989
REDONDO BEACH	2012 WARFIELD AVE	90278	4150006006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.34	1990
REDONDO BEACH	2111 DUFOUR AVE	90278	4150007019		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.67	1989
REDONDO BEACH	2123 DUFOUR AVE	90278	4150007025		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.57	1989
REDONDO BEACH	2228 WARFIELD AVE	90278	4150008002		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1988
REDONDO BEACH	2226 WARFIELD AVE	90278	4150008003		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1988
REDONDO BEACH	2224 WARFIELD AVE	90278	4150008004		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1988
REDONDO BEACH	2220 WARFIELD AVE	90278	4150008006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.73	1988
REDONDO BEACH	2217 DUFOUR AVE	90278	4150008027		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.49	1987
REDONDO BEACH	2219 DUFOUR AVE	90278	4150008028		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.37	1988
REDONDO BEACH	2225 DUFOUR AVE	90278	4150008031		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.62	1990
REDONDO BEACH	3401 VAIL AVE	90278	4150008035		RL	R-2		14.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.44	1990
REDONDO BEACH	2227 DUFOUR AVE A	90278	4150008076		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	3.01	1989
REDONDO BEACH	2227 DUFOUR AVE B	90278	4150008077		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.14	1989
REDONDO BEACH	2206 WARFIELD AVE A	90278	4150008078		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.33	1989
REDONDO BEACH	2206 WARFIELD AVE B	90278	4150008079		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.31	1989
REDONDO BEACH	2104 DUFOUR AVE	90278	4150010010		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.45	1989
REDONDO BEACH	2003 BATAAN RD	90278	4150011016		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.38	1988
REDONDO BEACH	1909 FARRELL AVE	90278	4150013015		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.62	1981
REDONDO BEACH	1919 FARRELL AVE	90278	4150013020		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.17	1984
REDONDO BEACH	2008 BATAAN RD	90278	4150014007		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.34	1981
REDONDO BEACH	2015 FARRELL AVE	90278	4150014018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.98	1979
REDONDO BEACH	2110 BATAAN RD	90278	4150015007		RL	R-2		14.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1981
REDONDO BEACH	2119 FARRELL AVE	90278	4150015073		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.39	1986
REDONDO BEACH	2228 BATAAN RD	90278	4150016002		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.00	1986
REDONDO BEACH	2220 BATAAN RD	90278	4150016006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.32	1986
REDONDO BEACH	2216 BATAAN RD	90278	4150016008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.79	1986
REDONDO BEACH	2223 FARRELL AVE	90278	4150016028		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.85	1984
REDONDO BEACH	2227 FARRELL AVE	90278	4150016030		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.51	1984
REDONDO BEACH	3201 VAIL AVE	90278	4150016034		RL	R-2		14.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.43	1990
REDONDO BEACH	2230 BATAAN RD	90278	4150016035		RL	R-2		14.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1990
REDONDO BEACH	2214 BATAAN RD	90278	4150016073		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.00	1980
REDONDO BEACH	3107 RINDGE LN	90278	4150018004		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.14	1980
REDONDO BEACH	2102 FARRELL AVE	90278	4150018011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	3.07	1978
REDONDO BEACH	2101 ERNEST AVE	90278	4150018013		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	7.59	1978
REDONDO BEACH	2103 ERNEST AVE	90278	4150018014		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.47	1978
REDONDO BEACH	2107 ERNEST AVE	90278	4150018016		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.00	1978
REDONDO BEACH	2109 ERNEST AVE	90278	4150018018		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.40	1978
REDONDO BEACH	2111 ERNEST AVE	90278	4150018019		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.63	1978
REDONDO BEACH	2115 ERNEST AVE	90278	4150018023		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.51	1978
REDONDO BEACH	2016 FARRELL AVE	90278	4150019003		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.42	1977
REDONDO BEACH	2012 FARRELL AVE	90278	4150019005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.33	1977
REDONDO BEACH	2010 FARRELL AVE	90278	4150019006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.32	1977
REDONDO BEACH	2003 ERNEST AVE	90278	4150019013		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.21	1977
REDONDO BEACH	2005 ERNEST AVE	90278	4150019014		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.26	1980
REDONDO BEACH	2011 ERNEST AVE	90278	4150019017		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.13	1980
REDONDO BEACH	2013 ERNEST AVE	90278	4150019018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.17	1980
REDONDO BEACH	2017 ERNEST AVE	90278	4150019020		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.26	1980
REDONDO BEACH	2021 ERNEST AVE	90278	4150019022		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.50	1980
REDONDO BEACH	2023 ERNEST AVE	90278	4150019023		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.53	1980
REDONDO BEACH	1911 PERRY AVE	90278	4150021016		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.01	1979
REDONDO BEACH	3006 AVIATION BLVD	90278	4150021021		RL	R-2		14.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.36	1980
REDONDO BEACH	2014 ERNEST AVE	90278	4150022006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1976
REDONDO BEACH	2010 ERNEST AVE	90278	4150022008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	3.56	1976
REDONDO BEACH	2005 PERRY AVE	90278	4150022029		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1986
REDONDO BEACH	2112 ERNEST AVE	90278	4150023005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1978
REDONDO BEACH	2115 PLANT AVE	90278	4150026020		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1969
REDONDO BEACH	2121 PLANT AVE	90278	4150026023		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.43	1969
REDONDO BEACH	2004 PERRY AVE	90278	4150027010		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.79	1979
REDONDO BEACH	2002 PERRY AVE	90278	4150027011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.10	1979
REDONDO BEACH	2013 PLANT AVE	90278	4150027019		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.71	1979
REDONDO BEACH	2012 PERRY AVE	90278	4150027030		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.41	1987
REDONDO BEACH	1907 ROBINSON ST	90278	4150029013		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.44	1978
REDONDO BEACH	1909 ROBINSON ST	90278	4150029014		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1978
REDONDO BEACH	2010 PLANT AVE	90278	4150030007		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1987
REDONDO BEACH	2011 ROBINSON ST	90278	4150030017		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.26	1987
REDONDO BEACH	2013 ROBINSON ST	90278	4150030018		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.26	1987
REDONDO BEACH	2106 PLANT AVE	90278	4150031009		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1984
REDONDO BEACH	2104 PLANT AVE	90278	4150031010		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1984
REDONDO BEACH	2102 PLANT AVE	90278	4150031011		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.38	1985
REDONDO BEACH	2107 ROBINSON ST	90278	4150031016		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1985
REDONDO BEACH	2109 ROBINSON ST	90278	4150031017		RL	R-2		14.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.46	1985
REDONDO BEACH	2119 ROBINSON ST	90278	4150031022		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.92	1976
REDONDO BEACH	2220 PLANT AVE	90278	4150032006		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.38	1980
REDONDO BEACH	2206 PLANT AVE	90278	4150032013		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.68	1978
REDONDO BEACH	2219 ROBINSON ST	90278	4150032025		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	3.14	1978
REDONDO BEACH	2225 ROBINSON ST	90278	4150032028		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.62	1978
REDONDO BEACH	2215 ROBINSON ST	90278	4150032085		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.21	1982
REDONDO BEACH	2304 CURTIS AVE	90278	4153002005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.32	1984
REDONDO BEACH	2301 VOORHEES AVE	90278	4153002008		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.00	1984
REDONDO BEACH	2307 VOORHEES AVE	90278	4153002011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.33	1984
REDONDO BEACH	2301 CURTIS AVE	90278	4153002023		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.26	1986
REDONDO BEACH	2305 CURTIS AVE	90278	4153002025		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.67	1986
REDONDO BEACH	2314 CURTIS AVE	90278	4153002031		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1986
REDONDO BEACH	2407 MACKAY LN	90278	4153002032		RL	R-2		14.5	0.20	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.69	1986
REDONDO BEACH	2309 VOORHEES AVE A	90278	4153002083		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	4.00	1984
REDONDO BEACH	2309 VOORHEES AVE B	90278	4153002084		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	4.00	1984

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/ FAR	Imp-Land Ratio	Year Built
REDONDO BEACH	2311 VOORHEES AVE A	90278	4153002085		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	4.00	1984
REDONDO BEACH	2311 VOORHEES AVE B	90278	4153002086		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	3.73	1984
REDONDO BEACH	2305 NELSON AVE	90278	4153003011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.22	1984
REDONDO BEACH	2311 NELSON AVE	90278	4153003014		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.32	1984
REDONDO BEACH	2314 VOORHEES AVE	90278	4153003017		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.33	1984
REDONDO BEACH	2308 VOORHEES AVE	90278	4153003020		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.83	1984
REDONDO BEACH	2402 NELSON AVE	90278	4153006011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.18	1985
REDONDO BEACH	2400 NELSON AVE	90278	4153006012		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.68	1985
REDONDO BEACH	2418 VOORHEES AVE	90278	4153008004		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.43	1977
REDONDO BEACH	2412 VOORHEES AVE	90278	4153008007		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.32	1977
REDONDO BEACH	2406 VOORHEES AVE	90278	4153008010		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1977
REDONDO BEACH	2404 VOORHEES AVE	90278	4153008011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.91	1981
REDONDO BEACH	2411 RUHLAND AVE	90278	4153008018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.40	1981
REDONDO BEACH	2415 RUHLAND AVE	90278	4153008020		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	3.27	1981
REDONDO BEACH	2413 VOORHEES AVE	90278	4153009019		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.95	1990
REDONDO BEACH	2415 VOORHEES AVE	90278	4153009020		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.01	1977
REDONDO BEACH	2416 GATES AVE	90278	4153010004		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.71	1985
REDONDO BEACH	2402 GATES AVE	90278	4153010013		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.02	1980
REDONDO BEACH	2405 CURTIS AVE	90278	4153010026		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.17	1980
REDONDO BEACH	2423 CURTIS AVE	90278	4153010031		RL	R-2		14.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			0	0	1	0.52	1979
REDONDO BEACH	2414 GRAHAM AVE	90278	4153011005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.13	1981
REDONDO BEACH	2502 GRAHAM AVE	90278	4153014006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1976
REDONDO BEACH	2500 GRAHAM AVE	90278	4153014007		RL	R-2		14.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.17	1976
REDONDO BEACH	2502 CURTIS AVE	90278	4153016008		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.78	1976
REDONDO BEACH	2500 CURTIS AVE	90278	4153016009		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.51	1976
REDONDO BEACH	2500 VOORHEES AVE	90278	4153017009		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.67	1978
REDONDO BEACH	1920 GRAHAM AVE	90278	4155005008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.48	1981
REDONDO BEACH	1910 GRAHAM AVE	90278	4155005012		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.27	1986
REDONDO BEACH	1907 GATES AVE	90278	4155005020		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.86	1986
REDONDO BEACH	1913 GATES AVE	90278	4155005023		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.60	1987
REDONDO BEACH	2010 GRAHAM AVE	90278	4155006008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	3.78	1979
REDONDO BEACH	2004 GRAHAM AVE	90278	4155006011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.30	1979
REDONDO BEACH	2019 GATES AVE	90278	4155006023		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.12	1979
REDONDO BEACH	2611 RINDGE LN	90278	4155007001		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.65	1979
REDONDO BEACH	2118 GRAHAM AVE	90278	4155007003		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.03	1979
REDONDO BEACH	2114 GRAHAM AVE	90278	4155007005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.98	1986
REDONDO BEACH	2102 GRAHAM AVE	90278	4155007011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.45	1986
REDONDO BEACH	2100 GRAHAM AVE	90278	4155007012		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.33	1979
REDONDO BEACH	2106 GRAHAM AVE A	90278	4155007068		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.40	1984
REDONDO BEACH	2106 GRAHAM AVE B	90278	4155007069		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.33	1979
REDONDO BEACH	2230 GRAHAM AVE	90278	4155008001		RL	R-2		14.5	0.20	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.31	1979
REDONDO BEACH	2224 GRAHAM AVE	90278	4155008004		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.80	1980
REDONDO BEACH	2222 GRAHAM AVE	90278	4155008005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.26	1980
REDONDO BEACH	2221 GATES AVE	90278	4155008026		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.68	1980
REDONDO BEACH	2223 GATES AVE	90278	4155008027		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1980
REDONDO BEACH	2204 GRAHAM AVE	90278	4155008033		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.82	1980
REDONDO BEACH	2207 GATES AVE B	90278	4155008097		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	3.97	1975
REDONDO BEACH	2216 GATES AVE	90278	4155009006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.00	1975
REDONDO BEACH	2212 GATES AVE	90278	4155009008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.65	1975
REDONDO BEACH	2206 GATES AVE	90278	4155009011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.15	1978
REDONDO BEACH	2228 GATES AVE	90278	4155009033		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.32	1984
REDONDO BEACH	2120 GATES AVE	90278	4155010002		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.26	1984
REDONDO BEACH	2118 GATES AVE	90278	4155010003		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1984
REDONDO BEACH	2110 GATES AVE	90278	4155010007		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1984
REDONDO BEACH	2121 CURTIS AVE	90278	4155010022		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.43	1983
REDONDO BEACH	2108 GATES AVE A	90278	4155010058		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.18	1974
REDONDO BEACH	2108 GATES AVE B	90278	4155010059		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.18	1974
REDONDO BEACH	1923 CURTIS AVE	90278	4155012032		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.06	1975
REDONDO BEACH	1925 CURTIS AVE	90278	4155012033		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.35	1975
REDONDO BEACH	1927 CURTIS AVE	90278	4155012034		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.01	1975
REDONDO BEACH	1929 CURTIS AVE	90278	4155012035		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1975
REDONDO BEACH	1916 CURTIS AVE	90278	4155013011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.29	1981
REDONDO BEACH	1910 CURTIS AVE	90278	4155013014		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	4.18	1981
REDONDO BEACH	1919 VOORHEES AVE	90278	4155013030		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1981
REDONDO BEACH	2405 VAIL AVE	90278	4155016034		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.51	1989
REDONDO BEACH	2220 VOORHEES AVE	90278	4155017006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1987
REDONDO BEACH	2229 RUHLAND AVE	90278	4155017032		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.23	1987
REDONDO BEACH	2305 VAIL AVE	90278	4155017033		RL	R-2		14.5	0.20	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.94	1987
REDONDO BEACH	2104 VOORHEES AVE A	90278	4155018045		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.34	1989
REDONDO BEACH	2104 VOORHEES AVE B	90278	4155018046		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.34	1987
REDONDO BEACH	1917 RUHLAND AVE	90278	4155020026		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.22	1989
REDONDO BEACH	1930 RUHLAND AVE	90278	4155021003		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.30	1990
REDONDO BEACH	1913 NELSON AVE	90278	4155021027		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1989
REDONDO BEACH	1929 NELSON AVE	90278	4155021035		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.01	1989
REDONDO BEACH	2222 RUHLAND AVE	90278	4155024005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.00	1988
REDONDO BEACH	2216 RUHLAND AVE	90278	4155024008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1985
REDONDO BEACH	2114 NELSON AVE	90278	4155026025		RL	R-2		14.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			0	0	1	0.12	1990
REDONDO BEACH	1911 HUNTINGTON LN	90278	4156019018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.62	1989
REDONDO BEACH	1810 HUNTINGTON LN	90278	4156021008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.27	1988
REDONDO BEACH	1912 HUNTINGTON LN A	90278	4156022058		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.33	1920
REDONDO BEACH	1912 HUNTINGTON LN B	90278	4156022059		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.84	1920
REDONDO BEACH	2013 HARRIMAN LN	90278	4156023018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.53	1924
REDONDO BEACH	2019 HARRIMAN LN	90278	4156023021		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.56	1924
REDONDO BEACH	2115 HARRIMAN LN	90278	4156024020		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.06	1958
REDONDO BEACH	2118 HARRIMAN LN	90278	4156025003		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1968
REDONDO BEACH	2116 HARRIMAN LN	90278	4156025004		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.83	1965
REDONDO BEACH	2106 HARRIMAN LN	90278	4156025009		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.43	1952
REDONDO BEACH	2100 HARRIMAN LN	90278	4156025012		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.37	1959
REDONDO BEACH	2111 CLARK LN	90278	4156025018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.07	1960

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/ FAR	Imp-Land Ratio	Year Built
REDONDO BEACH	2104 HARRIMAN LN B	90278	4156025070		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.24	1990
REDONDO BEACH	2019 CLARK LN	90278	4156026022		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.37	1978
REDONDO BEACH			4156026084		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.32	1963
REDONDO BEACH			4156026085		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.33	1963
REDONDO BEACH	1906 HARRIMAN LN	90278	4156027009		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1963
REDONDO BEACH	1902 HARRIMAN LN	90278	4156027011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.01	1963
REDONDO BEACH	1900 HARRIMAN LN	90278	4156027012		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.33	1963
REDONDO BEACH	1901 CLARK LN	90278	4156027013		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.67	1980
REDONDO BEACH	1913 CLARK LN	90278	4156027019		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1963
REDONDO BEACH	1919 CLARK LN	90278	4156027022		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.46	1963
REDONDO BEACH	1910 CLARK LN	90278	4156028007		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.30	1963
REDONDO BEACH	2016 CLARK LN	90278	4156029004		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.61	1963
REDONDO BEACH	2006 CLARK LN	90278	4156029009		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.13	1963
REDONDO BEACH	2115 MARSHALLFIELD LN	90278	4156030020		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.21	1963
REDONDO BEACH	2117 MARSHALLFIELD LN	90278	4156030021		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.31	1963
REDONDO BEACH	2121 MARSHALLFIELD LN	90278	4156030026		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.91	1963
REDONDO BEACH	2119 MARSHALLFIELD LN A	90278	4156030070		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.31	1978
REDONDO BEACH	2119 MARSHALLFIELD LN B	90278	4156030071		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.59	1980
REDONDO BEACH	2511 HUNTINGTON LN	90278	4157017017		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1978
REDONDO BEACH	2403 HUNTINGTON LN	90278	4157018010		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.66	1965
REDONDO BEACH	2307 HUNTINGTON LN	90278	4157019016		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.44	1965
REDONDO BEACH	2309 HUNTINGTON LN	90278	4157019017		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.00	1965
REDONDO BEACH	2319 HUNTINGTON LN	90278	4157019022		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.81	1965
REDONDO BEACH	2315 HUNTINGTON LN A	90278	4157019045		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	4.00	1965
REDONDO BEACH	2315 HUNTINGTON LN B	90278	4157019046		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	4.00	1965
REDONDO BEACH	2217 HUNTINGTON LN	90278	4157020022		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.49	1968
REDONDO BEACH	2212 HUNTINGTON LN	90278	4157021005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.40	1961
REDONDO BEACH	2205 HARRIMAN LN	90278	4157021013		RL	R-2		14.5	0.18	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.38	1971
REDONDO BEACH	2213 HARRIMAN LN	90278	4157021017		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.34	1974
REDONDO BEACH	2217 HARRIMAN LN	90278	4157021019		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.24	0
REDONDO BEACH	2223 HARRIMAN LN	90278	4157021022		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.57	0
REDONDO BEACH	2207 HARRIMAN LN A	90278	4157021068		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.45	1968
REDONDO BEACH	2207 HARRIMAN LN B	90278	4157021069		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.50	1982
REDONDO BEACH	2314 HUNTINGTON LN	90278	4157022005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.08	1924
REDONDO BEACH	2306 HUNTINGTON LN	90278	4157022008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.36	1954
REDONDO BEACH	2301 HARRIMAN LN	90278	4157022012		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.40	1925
REDONDO BEACH	2313 HARRIMAN LN	90278	4157022018		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1920
REDONDO BEACH	2414 HUNTINGTON LN	90278	4157023005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1959
REDONDO BEACH	2410 HUNTINGTON LN A	90278	4157023067		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.43	1952
REDONDO BEACH	2410 HUNTINGTON LN B	90278	4157023068		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.23	1952
REDONDO BEACH	2420 HUNTINGTON LN	90278	4157023070		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.00	1959
REDONDO BEACH	2501 HARRIMAN LN	90278	4157024013		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.27	1958
REDONDO BEACH	2511 HARRIMAN LN	90278	4157024018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.53	1960
REDONDO BEACH	2518 HARRIMAN LN	90278	4157025003		RL	R-2		14.5	0.18	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.23	1962
REDONDO BEACH	2512 HARRIMAN LN	90278	4157025006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.50	1964
REDONDO BEACH	2516 HARRIMAN LN B	90278	4157025049		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	4.00	1954
REDONDO BEACH	2412 HARRIMAN LN	90278	4157026006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.69	1958
REDONDO BEACH	2404 HARRIMAN LN	90278	4157026010		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1954
REDONDO BEACH	2402 HARRIMAN LN	90278	4157026011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	1955
REDONDO BEACH	2403 CLARK LN	90278	4157026014		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.65	1963
REDONDO BEACH	2310 HARRIMAN LN	90278	4157027007		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.76	1959
REDONDO BEACH	2304 HARRIMAN LN	90278	4157027010		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.29	1954
REDONDO BEACH	2321 CLARK LN	90278	4157027023		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.53	1958
REDONDO BEACH	2315 CLARK LN A	90278	4157027060		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.34	1957
REDONDO BEACH	2315 CLARK LN B	90278	4157027061		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.86	1956
REDONDO BEACH	2309 CLARK LN A	90278	4157027063		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.47	1955
REDONDO BEACH	2309 CLARK LN B	90278	4157027064		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.51	1954
REDONDO BEACH	2208 HARRIMAN LN	90278	4157028008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.49	1952
REDONDO BEACH	2213 CLARK LN	90278	4157028019		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.73	1949
REDONDO BEACH	2223 MARSHALLFIELD LN	90278	4157029021		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.09	1952
REDONDO BEACH	2316 CLARK LN	90278	4157030004		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.34	1990
REDONDO BEACH	2306 CLARK LN	90278	4157030009		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.63	1964
REDONDO BEACH	2302 CLARK LN	90278	4157030011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.49	0
REDONDO BEACH	2303 MARSHALLFIELD LN	90278	4157030014		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.44	1980
REDONDO BEACH	2315 MARSHALLFIELD LN UNIT	90278	4157030020		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.82	0
REDONDO BEACH	2408 CLARK LN	90278	4157031008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	2409 MARSHALLFIELD LN	90278	4157031017		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.35	0
REDONDO BEACH	2419 MARSHALLFIELD LN	90278	4157031022		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.50	0
REDONDO BEACH	2511 RIPLEY AVE	90278	4157032018		RL	R-2		14.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.40	0
REDONDO BEACH	2309 PULLMAN LN	90278	4158001017		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	5.57	0
REDONDO BEACH	2311 PULLMAN LN	90278	4158001018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.40	0
REDONDO BEACH	2402 MARSHALLFIELD LN	90278	4158003010		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.35	0
REDONDO BEACH	2204 MARSHALLFIELD LN	90278	4159001010		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.39	0
REDONDO BEACH	2203 PULLMAN LN	90278	4159001014		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.43	0
REDONDO BEACH	2211 PULLMAN LN	90278	4159001018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	2102 MARSHALLFIELD LN	90278	4159002011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.51	0
REDONDO BEACH	2100 MARSHALLFIELD LN	90278	4159002012		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.57	0
REDONDO BEACH	2013 PULLMAN LN	90278	4159003018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	1911 PULLMAN LN	90278	4159004017		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.52	0
REDONDO BEACH	1912 MARSHALLFIELD LN	90278	4159004076		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	1911 BELMONT LN	90278	4159005018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.80	0
REDONDO BEACH	1905 BELMONT LN A	90278	4159005080		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	4.17	0
REDONDO BEACH	1905 BELMONT LN B	90278	4159005081		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.19	0
REDONDO BEACH	2016 PULLMAN LN	90278	4159006004		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.26	0
REDONDO BEACH	2122 PULLMAN LN	90278	4159007001		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.50	0
REDONDO BEACH	2120 PULLMAN LN	90278	4159007002		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.46	0
REDONDO BEACH	2108 PULLMAN LN	90278	4159007008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.36	0
REDONDO BEACH	1007 SLAUSON LN	90278	4159008002		RL	R-2		14.5	0.20	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.22	0
REDONDO BEACH	1011 SLAUSON LN	90278	4159008056		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.32	0

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/ FAR	Imp-Land Ratio	Year Built
REDONDO BEACH	2220 PULLMAN LN	90278	4159008057		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.36	0
REDONDO BEACH	2203 SPEYER LN	90278	4159009016		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.12	0
REDONDO BEACH	2213 SPEYER LN A	90278	4159009040		RL	R-2		14.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.30	0
REDONDO BEACH	2213 SPEYER LN B	90278	4159009041		RL	R-2		14.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.28	0
REDONDO BEACH	2022 BELMONT LN	90278	4159011001		RL	R-2		14.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.59	0
REDONDO BEACH	2006 BELMONT LN	90278	4159011009		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.42	0
REDONDO BEACH	2004 BELMONT LN	90278	4159011010		RL	R-2		14.5	0.19	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	3.08	0
REDONDO BEACH	2001 SPEYER LN	90278	4159011013		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.71	0
REDONDO BEACH	2007 SPEYER LN	90278	4159011016		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.89	0
REDONDO BEACH	2003 SPEYER LN A	90278	4159011072		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.86	0
REDONDO BEACH	2003 SPEYER LN B	90278	4159011073		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.86	0
REDONDO BEACH	1922 BELMONT LN	90278	4159012001		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.80	0
REDONDO BEACH	1916 BELMONT LN	90278	4159012004		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	1914 BELMONT LN	90278	4159012005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.32	0
REDONDO BEACH	1906 BELMONT LN	90278	4159012009		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.20	0
REDONDO BEACH	1909 SPEYER LN	90278	4159012018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.20	0
REDONDO BEACH	1906 SPEYER LN	90278	4159013009		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	1902 SPEYER LN	90278	4159013011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.31	0
REDONDO BEACH	808 FLAGLER LN	90278	4159013012		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.81	0
REDONDO BEACH	2022 SPEYER LN	90278	4159014001		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.43	0
REDONDO BEACH	2003 MORGAN LN	90278	4159014014		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.79	0
REDONDO BEACH	2005 MORGAN LN	90278	4159014015		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.59	0
REDONDO BEACH	2013 MORGAN LN	90278	4159014019		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	2018 SPEYER LN A	90278	4159014070		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.33	0
REDONDO BEACH	2018 SPEYER LN B	90278	4159014071		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.89	0
REDONDO BEACH	2018 MORGAN LN	90278	4159016011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.42	0
REDONDO BEACH	2004 MORGAN LN	90278	4159016018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.33	0
REDONDO BEACH	2005 HAVEMEYER LN	90278	4159016024		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.42	0
REDONDO BEACH	2007 HAVEMEYER LN	90278	4159016025		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.54	0
REDONDO BEACH	2021 RIPLEY AVE	90278	4159016032		RL	R-2		14.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.67	0
REDONDO BEACH	1920 MORGAN LN	90278	4159017002		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.31	0
REDONDO BEACH	1913 HAVEMEYER LN	90278	4159017019		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.73	0
REDONDO BEACH	1918 HAVEMEYER LN	90278	4159018003		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.33	0
REDONDO BEACH	1914 HAVEMEYER LN	90278	4159018005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.56	0
REDONDO BEACH	1915 SPRECKELS LN	90278	4159018020		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.74	0
REDONDO BEACH	1919 SPRECKELS LN	90278	4159018022		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.29	0
REDONDO BEACH	1921 SPRECKELS LN	90278	4159018034		RL	R-2		14.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.38	0
REDONDO BEACH	1802 SPEYER LN	90278	4160001011		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.67	0
REDONDO BEACH	1807 MORGAN LN	90278	4160001019		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.49	0
REDONDO BEACH	1819 MORGAN LN A	90278	4160001071		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.94	0
REDONDO BEACH	1819 MORGAN LN B	90278	4160001072		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.06	0
REDONDO BEACH	1820 MORGAN LN	90278	4160002002		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.62	0
REDONDO BEACH	1822 HAVEMEYER LN	90278	4160002006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	1816 SPRECKELS LN	90278	4160003004		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.28	0
REDONDO BEACH	1821 ARMOUR LN	90278	4160003023		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.16	0
REDONDO BEACH	1816 HARRIMAN LN	90278	4161001004		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	1812 HARRIMAN LN	90278	4161001006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.71	0
REDONDO BEACH	1808 HARRIMAN LN	90278	4161001008		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.82	0
REDONDO BEACH	1806 HARRIMAN LN	90278	4161001009		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.26	0
REDONDO BEACH	1811 CLARK LN	90278	4161001017		RL	R-2		14.5	0.19	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.15	0
REDONDO BEACH	1823 CLARK LN	90278	4161001023		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.39	0
REDONDO BEACH	1806 CLARK LN	90278	4161002009		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.37	0
REDONDO BEACH	1805 MARSHALLFIELD LN	90278	4161002015		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.19	0
REDONDO BEACH	1809 MARSHALLFIELD LN	90278	4161002018		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	1820 MARSHALLFIELD LN	90278	4161003003		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.65	0
REDONDO BEACH	1806 MARSHALLFIELD LN	90278	4161003010		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.33	0
REDONDO BEACH	1809 PULLMAN LN	90278	4161003019		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.26	0
REDONDO BEACH	1818 PULLMAN LN	90278	4161004005		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.50	0
REDONDO BEACH	1816 PULLMAN LN	90278	4161004006		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.64	0
REDONDO BEACH	1803 BELMONT LN	90278	4161004015		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.50	0
REDONDO BEACH	1802 PULLMAN LN A	90278	4161004062		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.75	0
REDONDO BEACH	1802 PULLMAN LN B	90278	4161004063		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.33	0
REDONDO BEACH	1811 SPEYER LN	90278	4161005022		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.43	0
REDONDO BEACH	1816 BELMONT LN	90278	4161005074		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	1700 CLARK LN	90278	4161010011		RL	R-2		14.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	1716 CLARK LN	90278	4161010028		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	1212 FORD AVE	90278	4161011017		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	1711 CLARK LN	90278	4161011023		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.41	0
REDONDO BEACH	1721 CLARK LN	90278	4161011028		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.54	0
REDONDO BEACH	1723 CLARK LN	90278	4161011029		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	603 ELVIRA AVE	90277	7508014014		RL	R-2		14.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.30	0
REDONDO BEACH	605 ELVIRA AVE	90277	7508014015		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.71	0
REDONDO BEACH	607 ELVIRA AVE	90277	7508014016		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.48	0
REDONDO BEACH	611 ELVIRA AVE	90277	7508014018		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.58	0
REDONDO BEACH	613 ELVIRA AVE	90277	7508014019		RL	R-2		14.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	707 ELVIRA AVE	90277	7508015021		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.66	0
REDONDO BEACH	715 ELVIRA AVE	90277	7508015025		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	717 ELVIRA AVE	90277	7508015026		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	719 ELVIRA AVE	90277	7508015027		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	316 TOPAZ ST	90277	7508015035		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.27	0
REDONDO BEACH	710 ELVIRA AVE	90277	7508016009		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.25	0
REDONDO BEACH	704 ELVIRA AVE	90277	7508016012		RL	R-2		14.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	1.25	0
REDONDO BEACH	620 ELVIRA AVE	90277	7508017023		RL	R-2		14.5	0.19	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.26	0
REDONDO BEACH	626 ELVIRA AVE	90277	7508017025		RL	R-2		14.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.52	0
REDONDO BEACH	628 ELVIRA AVE	90277	7508017026		RL	R-2		14.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	2.58	0
REDONDO BEACH	2004 ERNEST AVE	90278	4150022011		RL	R-2		14.5	0.21	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.82	1976
REDONDO BEACH	2315 VOORHEES AVE	90278	4153002015		RL	R-2		14.5	0.22	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			2	2	1	0.38	1984
REDONDO BEACH	2407 CURTIS AVE	90278	4153010027		RL	R-2		14.5	0.21	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			1	1	1	0.11	1980
REDONDO BEACH	2501 CURTIS AVE	90278	4153015010		RL	R-2		14.5	0.23	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			2	2	1	0.16	1976

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/ FAR	Imp-Land Ratio	Year Built
REDONDO BEACH	616 ELVIRA AVE	90277	7508017021		RL	R-2		14.5	0.25	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant			2	2	1	0.58	0
REDONDO BEACH	1904 PERKINS LN	90278	4082001041		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2703 VANDERBILT LN	90278	4082001042		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.14	0
REDONDO BEACH	2723 GRANT AVE	90278	4082008013		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2721 CARNEGIE LN	90278	4082011042		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.87	0
REDONDO BEACH	2807 190TH ST	90278	4083016001		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2805 190TH ST	90278	4083016002		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.40	0
REDONDO BEACH	2783 190TH ST	90278	4083018008		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.41	0
REDONDO BEACH	2781 190TH ST	90278	4083018009		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.96	0
REDONDO BEACH	2779 190TH ST	90278	4083018010		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.84	0
REDONDO BEACH	2777 190TH ST	90278	4083018011		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2775 190TH ST	90278	4083018012		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.16	0
REDONDO BEACH	2773 190TH ST	90278	4083018013		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2771 190TH ST	90278	4083018014		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	3507 VAIL AVE	90278	4150001038		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2220 MANHATTAN BEACH BLVI	90278	4150001043		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.37	0
REDONDO BEACH	2224 MANHATTAN BEACH BLVI	90278	4150001047		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.08	0
REDONDO BEACH	2218 MANHATTAN BEACH BLVI	90278	4150001048		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.43	0
REDONDO BEACH	2226 MANHATTAN BEACH BLVI	90278	4150001049		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.88	0
REDONDO BEACH	2105 MACKAY LN	90278	4153004024		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.27	0
REDONDO BEACH	2008 MACKAY LN	90278	4153005011		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.11	0
REDONDO BEACH	2519 GATES AVE	90278	4153014016		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2521 CURTIS AVE	90278	4153015016		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2505 FELTON LN	90278	4153015017		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.34	0
REDONDO BEACH	2523 CURTIS AVE	90278	4153015018		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.27	0
REDONDO BEACH	2511 CURTIS AVE	90278	4153015020		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2520 CURTIS AVE	90278	4153016002		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2517 VOORHEES AVE	90278	4153016063		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.00	0
REDONDO BEACH	2622 MATHEWS AVE	90278	4153021001		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2107 PERKINS LN	90278	4153022002		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2620 NELSON AVE	90278	4153022003		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.21	0
REDONDO BEACH	2621 MATHEWS AVE	90278	4153022021		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2103 PERKINS LN	90278	4153022023		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.51	0
REDONDO BEACH	2618 RUHLAND AVE	90278	4153023003		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2616 RUHLAND AVE	90278	4153023004		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2614 RUHLAND AVE	90278	4153023005		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2619 NELSON AVE	90278	4153023021		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2621 NELSON AVE	90278	4153023022		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2623 NELSON AVE	90278	4153023083		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	4.00	0
REDONDO BEACH	2203 PERKINS LN	90278	4153023084		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	4.25	0
REDONDO BEACH	2621 VOORHEES AVE	90278	4153025022		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.52	0
REDONDO BEACH	2623 VOORHEES AVE	90278	4153025023		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.12	0
REDONDO BEACH	2405 PERKINS LN	90278	4153025024		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2620 GRAHAM AVE	90278	4153027024		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2701 GATES AVE	90278	4153029006		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.67	0
REDONDO BEACH	2703 GATES AVE	90278	4153029007		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.32	0
REDONDO BEACH	2507 INGLEWOOD AVE	90278	4153030026		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.40	0
REDONDO BEACH	2306 PERKINS LN	90278	4153031005		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.12	0
REDONDO BEACH	2702 MATHEWS AVE	90278	4153032016		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.17	0
REDONDO BEACH	2006 PERKINS LN	90278	4153032018		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2706 MATHEWS AVE	90278	4153032027		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.73	0
REDONDO BEACH	2706 NELSON AVE	90278	4153032056		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1904 GRAHAM AVE	90278	4155005015		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2600 AVIATION BLVD	90278	4155005019		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.24	0
REDONDO BEACH	1904 GATES AVE	90278	4155012018		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.46	0
REDONDO BEACH	1901 CURTIS AVE	90278	4155012021		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.36	0
REDONDO BEACH	1903 CURTIS AVE	90278	4155012022		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1905 CURTIS AVE	90278	4155012023		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.54	0
REDONDO BEACH	1900 GATES AVE	90278	4155012039		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2410 AVIATION BLVD	90278	4155013017		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1904 CURTIS AVE	90278	4155013018		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2408 AVIATION BLVD	90278	4155013019		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.09	0
REDONDO BEACH	2210 AVIATION WAY	90278	4155021016		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.59	0
REDONDO BEACH	1904 RUHLAND AVE	90278	4155021017		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.40	0
REDONDO BEACH	2208 AVIATION WAY	90278	4155021018		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.56	0
REDONDO BEACH	2105 GREEN LN	90278	4155028037		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2002 MATHEWS AVE	90278	4155030011		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.28	0
REDONDO BEACH	2121 ROCKEFELLER LN	90278	4156009023		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.68	0
REDONDO BEACH	2123 ROCKEFELLER LN	90278	4156009025		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.46	0
REDONDO BEACH	2100 CARNEGIE LN	90278	4156009030		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2101 ROCKEFELLER LN	90278	4156009032		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1705 GREEN LN	90278	4156011026		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.65	0
REDONDO BEACH	1706 FLAGLER LN	90278	4156011034		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.37	0
REDONDO BEACH	1810 CARNEGIE LN	90278	4156012011		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.00	0
REDONDO BEACH	1808 CARNEGIE LN	90278	4156012013		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.86	0
REDONDO BEACH	1805 GRANT AVE	90278	4156013019		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.05	0
REDONDO BEACH	1607 FLAGLER LN	90278	4156013051		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.77	0
REDONDO BEACH	1604 FLAGLER LN	90278	4156014014		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.61	0
REDONDO BEACH	2102 ROCKEFELLER LN	90278	4156016025		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1606 BLOSSOM LN	90278	4156016026		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.83	0
REDONDO BEACH	2100 ROCKEFELLER LN	90278	4156016027		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1804 RINDGE LN	90278	4157005013		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1802 RINDGE LN	90278	4157005014		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1805 SLAUSON LN	90278	4157005026		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.59	0
REDONDO BEACH	2315 CARNEGIE LN	90278	4157006020		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.59	0
REDONDO BEACH	1806 PHELAN LN	90278	4157008011		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.36	0
REDONDO BEACH	1804 PHELAN LN	90278	4157008013		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1704 MACKAY LN	90278	4157010014		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.66	0
REDONDO BEACH	2202 CARNEGIE LN	90278	4157012011		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.24	0

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/ FAR	Imp-Land Ratio	Year Built
REDONDO BEACH	2200 CARNEGIE LN	90278	4157012012		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1706 RINDGE LN	90278	4157012013		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.23	0
REDONDO BEACH	2420 ROCKEFELLER LN	90278	4157015002		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.29	0
REDONDO BEACH	1607 PHELAN LN	90278	4157015003		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2218 GRANT AVE	90278	4157020003		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.02	0
REDONDO BEACH	1205 LILIENTHAL LN	90278	4158004008		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1203 LILIENTHAL LN	90278	4158004009		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.38	0
REDONDO BEACH	1201 LILIENTHAL LN	90278	4158004010		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.72	0
REDONDO BEACH	2412 RIPLEY AVE	90278	4158004020		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.51	0
REDONDO BEACH	2421 IVES LN	90278	4158004031		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1105 LILIENTHAL LN	90278	4158004032		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.39	0
REDONDO BEACH	1101 LILIENTHAL LN	90278	4158004033		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.46	0
REDONDO BEACH	907 LILIENTHAL LN	90278	4158007002		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.75	0
REDONDO BEACH	2420 ALVORD LN A	90278	4158013050		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.32	0
REDONDO BEACH	2420 ALVORD LN B	90278	4158013051		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.23	0
REDONDO BEACH	2519 190TH ST	90278	4158016011		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2517 190TH ST	90278	4158016012		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.42	0
REDONDO BEACH	2515 190TH ST	90278	4158016013		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.08	0
REDONDO BEACH	2511 190TH ST	90278	4158016015		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.34	0
REDONDO BEACH	2507 190TH ST	90278	4158016017		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.23	0
REDONDO BEACH	2505 190TH ST	90278	4158016018		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.51	0
REDONDO BEACH	2503 190TH ST	90278	4158016019		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2501 190TH ST	90278	4158016020		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2607 190TH ST	90278	4158017012		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.33	0
REDONDO BEACH	2605 190TH ST	90278	4158017013		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2521 190TH ST	90278	4158017016		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1725 GRANT AVE	90278	4162003031		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	423 ANITA ST	90278	4186030001		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.50	0
REDONDO BEACH	403 ANITA ST	90278	4186031025		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.51	1952
REDONDO BEACH	405 ANITA ST	90278	4186031026		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.27	1961
REDONDO BEACH	411 ANITA ST	90278	4186031029		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.49	1978
REDONDO BEACH	413 ANITA ST	90278	4186031030		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.23	1978
REDONDO BEACH	415 ANITA ST	90278	4186031031		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.43	1955
REDONDO BEACH	827 N LUCIA AVE	90277	7502001001		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.08	0
REDONDO BEACH	833 N LUCIA AVE	90277	7502001005		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.02	0
REDONDO BEACH	841 N LUCIA AVE	90277	7502001007		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.69	0
REDONDO BEACH	826 N JUANITA AVE	90277	7502001018		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.73	0
REDONDO BEACH	805 N LUCIA AVE	90277	7502002003		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	821 N LUCIA AVE	90277	7502002009		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.50	0
REDONDO BEACH	814 N JUANITA AVE	90277	7502002012		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.67	0
REDONDO BEACH	810 N JUANITA AVE	90277	7502002014		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.02	0
REDONDO BEACH	808 N JUANITA AVE	90277	7502002015		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.26	0
REDONDO BEACH	707 N LUCIA AVE	90277	7502003005		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.15	0
REDONDO BEACH	715 N LUCIA AVE	90277	7502003009		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.46	0
REDONDO BEACH	717 N LUCIA AVE	90277	7502003010		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.50	0
REDONDO BEACH	712 N JUANITA AVE	90277	7502003026		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.55	0
REDONDO BEACH	704 N JUANITA AVE	90277	7502003030		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.94	0
REDONDO BEACH	724 N LUCIA AVE	90277	7502005019		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.30	0
REDONDO BEACH	526 N LUCIA AVE	90277	7502025002		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.52	0
REDONDO BEACH	522 N LUCIA AVE	90277	7502025004		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.30	0
REDONDO BEACH	520 N LUCIA AVE	90277	7502025005		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.28	0
REDONDO BEACH	516 N LUCIA AVE	90277	7502025007		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.11	0
REDONDO BEACH	507 N MARIA AVE	90277	7502025027		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.93	0
REDONDO BEACH	531 N MARIA AVE	90277	7502025034		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.48	0
REDONDO BEACH			7502025075		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.48	0
REDONDO BEACH			7502025076		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.00	0
REDONDO BEACH	601 N LUCIA AVE	90277	7502026001		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.44	0
REDONDO BEACH	607 N LUCIA AVE	90277	7502026005		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.41	0
REDONDO BEACH	628 N JUANITA AVE	90277	7502026016		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.94	0
REDONDO BEACH	614 N JUANITA AVE	90277	7502026022		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.29	0
REDONDO BEACH	608 N JUANITA AVE	90277	7502026025		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1019 DIAMOND ST	90277	7502027003		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.58	0
REDONDO BEACH	521 N LUCIA AVE	90277	7502027012		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.87	0
REDONDO BEACH	520 N JUANITA AVE	90277	7502027021		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.23	0
REDONDO BEACH	510 N JUANITA AVE	90277	7502027026		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.14	0
REDONDO BEACH	813 N JUANITA AVE	90277	7503002007		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.22	0
REDONDO BEACH	815 N JUANITA AVE	90277	7503002024		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.37	0
REDONDO BEACH	724 N IRENA AVE	90277	7503004021		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	708 N IRENA AVE	90277	7503004029		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.16	0
REDONDO BEACH	700 N IRENA AVE	90277	7503004033		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.43	0
REDONDO BEACH	615 BERYL ST	90277	7503005027		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.17	0
REDONDO BEACH	611 BERYL ST	90277	7503005028		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.65	0
REDONDO BEACH	507 N GERTRUDA AVE	90277	7503010002		RM	R-3A		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.90	0
REDONDO BEACH	511 N GERTRUDA AVE	90277	7503010004		RM	R-3A		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	3.06	0
REDONDO BEACH	504 N FRANCISCA AVE	90277	7503010022		RM	R-3A		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	527 N FRANCISCA AVE	90277	7503011014		RM	R-3A		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.10	0
REDONDO BEACH	524 N ELENA AVE	90277	7503011018		RM	R-3A		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	512 N ELENA AVE	90277	7503011024		RM	R-3A		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.38	0
REDONDO BEACH	428 N GERTRUDA AVE	90277	7503019015		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.53	0
REDONDO BEACH	426 N GERTRUDA AVE	90277	7503019016		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	404 N GERTRUDA AVE	90277	7503019028		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.53	0
REDONDO BEACH	721 CARNELIAN ST	90277	7503020033		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.01	0
REDONDO BEACH	723 CARNELIAN ST	90277	7503020034		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.45	0
REDONDO BEACH	729 CARNELIAN ST	90277	7503020035		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.10	0
REDONDO BEACH	731 CARNELIAN ST	90277	7503020036		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.22	0
REDONDO BEACH	611 N JUANITA AVE	90277	7503022006		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.13	0
REDONDO BEACH	626 N IRENA AVE	90277	7503022019		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.39	0
REDONDO BEACH	624 N IRENA AVE A	90277	7503022085		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.93	0
REDONDO BEACH	624 N IRENA AVE B	90277	7503022086		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.10	0

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/ FAR	Imp-Land Ratio	Year Built
REDONDO BEACH	521 N JUANITA AVE	90277	7503023009		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.21	0
REDONDO BEACH	516 N IRENA AVE	90277	7503023020		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.56	0
REDONDO BEACH	519 N IRENA AVE	90277	7503024010		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	523 N IRENA AVE	90277	7503024012		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.07	0
REDONDO BEACH	524 N HELBERTA AVE	90277	7503024014		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	514 N HELBERTA AVE	90277	7503024018		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.23	0
REDONDO BEACH	529 N HELBERTA AVE	90277	7503025015		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.14	0
REDONDO BEACH	517 N GUADALUPE AVE	90277	7503026008		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.30	0
REDONDO BEACH	519 N GUADALUPE AVE	90277	7503026009		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.20	0
REDONDO BEACH	521 N GUADALUPE AVE	90277	7503026010		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.77	0
REDONDO BEACH	525 N GUADALUPE AVE	90277	7503026011		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	3.67	0
REDONDO BEACH	527 N GUADALUPE AVE	90277	7503026012		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.43	0
REDONDO BEACH	302 N GERTRUDA AVE	90277	7503026029		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.27	0
REDONDO BEACH	307 N GERTRUDA AVE	90277	7503027004		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.05	0
REDONDO BEACH	309 N GERTRUDA AVE	90277	7503027005		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	7.95	0
REDONDO BEACH	311 N GERTRUDA AVE	90277	7503027006		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	313 N GERTRUDA AVE	90277	7503027007		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	327 N GERTRUDA AVE	90277	7503027014		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.85	0
REDONDO BEACH	308 N FRANCISCA AVE	90277	7503027026		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.56	0
REDONDO BEACH	410 EL REDONDO AVE	90277	7504005003		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	715 VINCENT PARK	90277	7504005005		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.01	0
REDONDO BEACH	104 EL REDONDO AVE	90277	7504006007		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.30	0
REDONDO BEACH	619 VINCENT ST	90277	7504006012		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.52	0
REDONDO BEACH	625 VINCENT PARK	90277	7504006013		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.90	0
REDONDO BEACH	502 EL REDONDO AVE	90277	7504009002		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.05	0
REDONDO BEACH	506 EL REDONDO AVE	90277	7504009004		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.59	0
REDONDO BEACH	508 EL REDONDO AVE	90277	7504009005		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.07	0
REDONDO BEACH	510 EL REDONDO AVE	90277	7504009006		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.67	0
REDONDO BEACH	602 EL REDONDO AVE	90277	7504009010		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	604 EL REDONDO AVE	90277	7504009011		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.43	0
REDONDO BEACH	606 EL REDONDO AVE	90277	7504009012		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.43	0
REDONDO BEACH	608 EL REDONDO AVE	90277	7504009013		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.14	0
REDONDO BEACH	710 VINCENT PARK	90277	7504009017		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.13	0
REDONDO BEACH	610 EL REDONDO AVE	90277	7504009022		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	616 EL REDONDO AVE	90277	7504009024		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.97	0
REDONDO BEACH	624 EL REDONDO AVE	90277	7504009027		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.30	0
REDONDO BEACH	706 EL REDONDO AVE	90277	7504009031		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.96	0
REDONDO BEACH	712 EL REDONDO AVE	90277	7504009032		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.59	0
REDONDO BEACH	800 EL REDONDO AVE	90277	7504009034		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.56	0
REDONDO BEACH	802 EL REDONDO AVE	90277	7504009035		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.00	0
REDONDO BEACH	814 EL REDONDO AVE	90277	7504009041		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.70	0
REDONDO BEACH	816 EL REDONDO AVE	90277	7504009042		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	622 VINCENT PARK	90277	7504009046		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.01	0
REDONDO BEACH	626 VINCENT PARK	90277	7504009048		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.97	0
REDONDO BEACH	636 VINCENT PARK	90277	7504009081		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.01	0
REDONDO BEACH	104 N GUADALUPE AVE	90277	7504011007		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	101 N HELBERTA AVE	90277	7504011011		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.60	0
REDONDO BEACH	109 N HELBERTA AVE	90277	7504011017		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.45	0
REDONDO BEACH	615 EL REDONDO AVE	90277	7504011018		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.71	0
REDONDO BEACH	513 EL REDONDO AVE	90277	7504013027		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.98	0
REDONDO BEACH	515 EL REDONDO AVE	90277	7504013028		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.45	0
REDONDO BEACH	517 EL REDONDO AVE	90277	7504013029		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.46	0
REDONDO BEACH	233 N JUANITA AVE	90277	7504013053		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.20	0
REDONDO BEACH	228 N IRENA AVE	90277	7504013063		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.84	0
REDONDO BEACH	104 N IRENA AVE	90277	7504016010		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1008 SPENCER ST	90277	7504017001		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.27	0
REDONDO BEACH	109 N LUCIA AVE	90277	7504018007		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1019 SPENCER ST	90277	7504019005		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.36	0
REDONDO BEACH	240 N JUANITA AVE	90277	7504019044		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.26	0
REDONDO BEACH	206 N JUANITA AVE	90277	7504019098		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.78	0
REDONDO BEACH	208 N LUCIA AVE	90277	7504021007		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.55	0
REDONDO BEACH	206 N LUCIA AVE	90277	7504021008		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.50	0
REDONDO BEACH	1108 VINCENT ST A	90277	7504021070		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.74	0
REDONDO BEACH	1108 VINCENT ST B	90277	7504021071		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.60	0
REDONDO BEACH	144 N CATALINA AVE	90277	7505005004		RM	R-3A		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.32	0
REDONDO BEACH	411 EMERALD ST	90277	7505007022		RM	R-3A		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.18	0
REDONDO BEACH	116 S CATALINA AVE	90277	7505014024		RM	R-3A		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.24	0
REDONDO BEACH	122 S CATALINA AVE	90277	7505014026		RM	R-3A		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	124 S CATALINA AVE	90277	7505014027		RM	R-3A		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	115 S PROSPECT AVE	90277	7506001008		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.04	0
REDONDO BEACH	124 S LUCIA AVE	90277	7506001027		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.04	0
REDONDO BEACH	126 S LUCIA AVE	90277	7506001028		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.71	0
REDONDO BEACH	1009 GARNET ST	90277	7506001030		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.27	0
REDONDO BEACH	109 S LUCIA AVE	90277	7506002010		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	106 S JUANITA AVE	90277	7506002022		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.67	0
REDONDO BEACH	108 S JUANITA AVE	90277	7506002023		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.01	0
REDONDO BEACH	124 S JUANITA AVE	90277	7506002031		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	126 S JUANITA AVE	90277	7506002032		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.66	0
REDONDO BEACH	911 GARNET ST	90277	7506002034		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.45	0
REDONDO BEACH	909 GARNET ST	90277	7506002035		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.26	0
REDONDO BEACH	113 S JUANITA AVE	90277	7506003010		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.14	0
REDONDO BEACH	103 S JUANITA AVE	90277	7506003015		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.36	0
REDONDO BEACH	120 S IRENA AVE	90277	7506003027		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.56	0
REDONDO BEACH	122 S IRENA AVE	90277	7506003028		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.05	0
REDONDO BEACH	105 S JUANITA AVE A	90277	7506003083		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.32	0
REDONDO BEACH	105 S JUANITA AVE B	90277	7506003084		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.65	0
REDONDO BEACH	118 S IRENA AVE A	90277	7506003086		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.31	0
REDONDO BEACH	118 S IRENA AVE B	90277	7506003087		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.32	0
REDONDO BEACH	125 S IRENA AVE	90277	7506004005		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.02	0

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/ FAR	Imp-Land Ratio	Year Built
REDONDO BEACH	121 S IRENA AVE	90277	7506004007		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.02	0
REDONDO BEACH	104 S HELBERTA AVE	90277	7506004022		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	106 S HELBERTA AVE	90277	7506004023		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	112 S HELBERTA AVE	90277	7506004026		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.24	0
REDONDO BEACH	114 S HELBERTA AVE	90277	7506004027		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.41	0
REDONDO BEACH	116 S HELBERTA AVE	90277	7506004028		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	118 S HELBERTA AVE	90277	7506004029		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	120 S HELBERTA AVE	90277	7506004030		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.12	0
REDONDO BEACH	122 S HELBERTA AVE	90277	7506004031		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.18	0
REDONDO BEACH	124 S HELBERTA AVE	90277	7506004032		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.27	0
REDONDO BEACH	123 S HELBERTA AVE	90277	7506005004		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.29	0
REDONDO BEACH	101 S HELBERTA AVE	90277	7506005015		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.95	0
REDONDO BEACH	223 S GUADALUPE AVE	90277	7506008002		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.60	0
REDONDO BEACH	510 GARNET ST	90277	7506008022		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.06	0
REDONDO BEACH	212 CAMINO REAL	90277	7506008027		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	227 S GUADALUPE AVE	90277	7506008030		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	4.14	0
REDONDO BEACH	516 GARNET ST	90277	7506008031		RM	R-3		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	222 S FRANCISCA AVE	90277	7506009012		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.39	0
REDONDO BEACH	223 S HELBERTA AVE	90277	7506010011		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.23	0
REDONDO BEACH	219 S HELBERTA AVE	90277	7506011002		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.24	0
REDONDO BEACH	209 S HELBERTA AVE	90277	7506011007		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.19	0
REDONDO BEACH	207 S HELBERTA AVE	90277	7506011008		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.62	0
REDONDO BEACH	210 S GUADALUPE AVE	90277	7506011020		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	7.31	0
REDONDO BEACH	212 S GUADALUPE AVE	90277	7506011021		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.09	0
REDONDO BEACH	211 S IRENA AVE	90277	7506012007		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	203 S IRENA AVE	90277	7506012011		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.17	0
REDONDO BEACH	214 S HELBERTA AVE	90277	7506012020		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.20	0
REDONDO BEACH	216 S HELBERTA AVE	90277	7506012021		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.46	0
REDONDO BEACH	218 S HELBERTA AVE	90277	7506012022		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.40	0
REDONDO BEACH	205 S IRENA AVE A	90277	7506012078		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.41	0
REDONDO BEACH	205 S IRENA AVE B	90277	7506012079		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.85	0
REDONDO BEACH	229 S JUANITA AVE	90277	7506015008		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.33	0
REDONDO BEACH	236 S IRENA AVE	90277	7506015019		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	311 S LUCIA AVE	90277	7506017005		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.66	0
REDONDO BEACH	309 S LUCIA AVE	90277	7506017006		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.88	0
REDONDO BEACH	307 S LUCIA AVE	90277	7506017007		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.67	0
REDONDO BEACH	313 S LUCIA AVE A	90277	7506017036		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.33	0
REDONDO BEACH	313 S LUCIA AVE B	90277	7506017037		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.30	0
REDONDO BEACH	215 S LUCIA AVE	90277	7506018010		RM	R-3		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.27	0
REDONDO BEACH	218 S JUANITA AVE	90277	7506018029		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH			7506018099		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	4.00	0
REDONDO BEACH			7506018100		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	3.73	0
REDONDO BEACH	205 S PROSPECT AVE	90277	7506019032		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.64	0
REDONDO BEACH	605 ESPLANADE	90277	7508002011		RM	R-3A		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.35	0
REDONDO BEACH	519 S CATALINA AVE	90277	7508005006		RM	R-3A		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	726 ESPLANADE	90277	7508007018		RM	R-3A		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.98	0
REDONDO BEACH	732 S CATALINA AVE	90277	7508008001		RM	R-3A		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.58	0
REDONDO BEACH	726 S CATALINA AVE	90277	7508008004		RM	R-3A		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.45	0
REDONDO BEACH	724 S CATALINA AVE	90277	7508008005		RM	R-3A		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.70	0
REDONDO BEACH	720 S CATALINA AVE	90277	7508008007		RM	R-3A		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.47	0
REDONDO BEACH	712 S CATALINA AVE	90277	7508008011		RM	R-3A		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	708 S CATALINA AVE	90277	7508008013		RM	R-3A		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.74	0
REDONDO BEACH	707 S BROADWAY	90277	7508008020		RM	R-3A		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.65	0
REDONDO BEACH	709 S BROADWAY	90277	7508008021		RM	R-3A		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	711 S BROADWAY	90277	7508008022		RM	R-3A		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.50	0
REDONDO BEACH	713 S BROADWAY	90277	7508008023		RM	R-3A		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.43	0
REDONDO BEACH	207 KNOB HILL AVE	90277	7508008031		RM	R-3A		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.28	0
REDONDO BEACH	629 S BROADWAY	90277	7508009001		RM	R-3A		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.83	0
REDONDO BEACH	627 S BROADWAY	90277	7508009004		RM	R-3A		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.33	0
REDONDO BEACH	509 S BROADWAY	90277	7508010009		RM	R-3A		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	507 S BROADWAY	90277	7508010010		RM	R-3A		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	417 S BROADWAY	90277	7508011006		RM	R-3A		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.03	0
REDONDO BEACH	406 S BROADWAY	90277	7508012019		RM	R-3A		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.92	0
REDONDO BEACH	416 S BROADWAY	90277	7508012023		RM	R-3A		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.54	0
REDONDO BEACH	424 S BROADWAY	90277	7508012027		RM	R-3A		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	504 S BROADWAY	90277	7508013020		RM	R-3A		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.28	0
REDONDO BEACH	600 S BROADWAY	90277	7508014026		RM	R-3A		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.87	0
REDONDO BEACH	700 S BROADWAY	90277	7508015083		RM	R-3A		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.91	0
REDONDO BEACH	306 TOPAZ ST	90277	7508015084		RM	R-3A		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.30	0
REDONDO BEACH	516 S GUADALUPE AVE	90277	7508018008		RM	R-3A		17.5	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	536 AVENUE C	90277	7509009003		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.30	0
REDONDO BEACH	541 AVENUE C	90277	7509010022		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.18	0
REDONDO BEACH	530 AVENUE A	90277	7509011007		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.10	0
REDONDO BEACH	531 AVENUE B	90277	7509011021		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.02	0
REDONDO BEACH	544 AVENUE A	90277	7509011066		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.21	0
REDONDO BEACH	559 AVENUE A	90277	7509012031		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.51	0
REDONDO BEACH	902 S JUANITA AVE	90277	7509017012		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.87	0
REDONDO BEACH	904 S JUANITA AVE	90277	7509017013		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.77	0
REDONDO BEACH	932 S JUANITA AVE	90277	7509017019		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.17	0
REDONDO BEACH	1000 S JUANITA AVE	90277	7509018013		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1104 S JUANITA AVE	90277	7509023026		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.32	0
REDONDO BEACH	1108 S JUANITA AVE	90277	7509023027		RM	R-3		17.5	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.15	0
REDONDO BEACH	106 AVENUE E	90277	7511002010		RM	R-3A		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.05	0
REDONDO BEACH	211 AVENUE H	90277	7511006024		RM	R-3A		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	219 AVENUE H	90277	7511006028		RM	R-3A		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	6.68	0
REDONDO BEACH	202 AVENUE H	90277	7511007023		RM	R-3A		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.59	0
REDONDO BEACH	1501 S CATALINA AVE	90277	7511008001		RM	R-3A		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1503 S CATALINA AVE	90277	7511008002		RM	R-3A		17.5	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.29	0
REDONDO BEACH	212 N PROSPECT AVE	90277	7518003008		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	1952

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/ FAR	Imp-Land Ratio	Year Built
REDONDO BEACH	210 N PROSPECT AVE	90277	7518003009		RM	R-3		17.5	0.16	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.63	1952
REDONDO BEACH	116 N PROSPECT AVE	90277	7518004003		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	3.16	1949
REDONDO BEACH	112 N PROSPECT AVE	90277	7518004005		RM	R-3		17.5	0.14	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.24	1952
REDONDO BEACH	124 S PROSPECT AVE	90277	7518006013		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	1943
REDONDO BEACH	126 S PROSPECT AVE	90277	7518006014		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.54	0
REDONDO BEACH			7518006059		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.00	1978
REDONDO BEACH	130 S PROSPECT AVE A	90278	7518006060		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.33	1977
REDONDO BEACH	206 S PROSPECT AVE	90277	7518007004		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.14	0
REDONDO BEACH	208 S PROSPECT AVE	90277	7518007005		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.07	0
REDONDO BEACH	200 S PROSPECT AVE	90277	7518007054		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.43	0
REDONDO BEACH	202 S PROSPECT AVE A	90277	7518007056		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.50	0
REDONDO BEACH	202 S PROSPECT AVE B	90277	7518007057		RM	R-3		17.5	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.09	0
REDONDO BEACH	2510 GRANT AVE	90278	4157017007		RM	R-3		17.5	0.26	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	2	0.85	0
REDONDO BEACH	217 S PROSPECT AVE	90277	7506019007		RM	R-3		17.5	0.29	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	2	0.34	0
REDONDO BEACH	2705 CARNEGIE LN	90278	4082002042		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.48	0
REDONDO BEACH	2705 GRANT AVE	90278	4082008003		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.21	0
REDONDO BEACH	2712 CARNEGIE LN	90278	4082009007		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.13	0
REDONDO BEACH	2701 ROCKEFELLER LN	90278	4082009014		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.87	0
REDONDO BEACH	2717 CARNEGIE LN	90278	4082011039		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.42	0
REDONDO BEACH	2713 CARNEGIE LN	90278	4082011068		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.00	0
REDONDO BEACH	2515 GATES AVE	90278	4153014013		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.35	0
REDONDO BEACH	2514 RUHLAND AVE	90278	4153017036		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.34	0
REDONDO BEACH	2510 RUHLAND AVE	90278	4153017038		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2609 MATHEWS AVE A	90278	4153022052		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	4.00	0
REDONDO BEACH	2609 MATHEWS AVE B	90278	4153022053		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	3.98	0
REDONDO BEACH	2609 MATHEWS AVE C	90278	4153022054		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	3.96	0
REDONDO BEACH	2601 RUHLAND AVE	90278	4153024013		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.00	0
REDONDO BEACH	2602 VOORHEES AVE A	90278	4153024080		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.88	0
REDONDO BEACH	2602 VOORHEES AVE B	90278	4153024081		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.10	0
REDONDO BEACH	2602 VOORHEES AVE C	90278	4153024082		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.91	0
REDONDO BEACH	2614 CURTIS AVE	90278	4153025005		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2609 VOORHEES AVE	90278	4153025017		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.24	0
REDONDO BEACH	2621 CURTIS AVE	90278	4153026022		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.41	0
REDONDO BEACH	2618 GRAHAM AVE	90278	4153027003		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.43	0
REDONDO BEACH	2700 GATES AVE	90278	4153030005		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.21	0
REDONDO BEACH	2700 CURTIS AVE	90278	4153030015		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.44	0
REDONDO BEACH	2707 RUHLAND AVE	90278	4153031024		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.21	0
REDONDO BEACH	2015 MATHEWS AVE	90278	4155027018		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.17	0
REDONDO BEACH	2001 MATHEWS AVE	90278	4155027028		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.48	0
REDONDO BEACH	1932 MATHEWS AVE	90278	4155029002		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1930 MATHEWS AVE	90278	4155029003		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.13	0
REDONDO BEACH	1928 MATHEWS AVE	90278	4155029004		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.61	0
REDONDO BEACH	1926 MATHEWS AVE	90278	4155029005		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.43	0
REDONDO BEACH	2018 MATHEWS AVE	90278	4155030003		RM	R-3		17.5	0.18	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.45	0
REDONDO BEACH	2117 VANDERBILT LN	90278	4156001053		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.11	0
REDONDO BEACH	2106 CARNEGIE LN	90278	4156009009		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.35	0
REDONDO BEACH	2119 ROCKEFELLER LN	90278	4156009022		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.24	0
REDONDO BEACH	1605 FLAGLER LN	90278	4156013031		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.00	0
REDONDO BEACH	2114 ROCKEFELLER LN	90278	4156016005		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2121 GRANT AVE	90278	4156016023		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.01	0
REDONDO BEACH	2022 GRANT AVE	90278	4156018001		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.18	0
REDONDO BEACH	2018 GRANT AVE	90278	4156018003		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.52	0
REDONDO BEACH	1914 GRANT AVE	90278	4156019005		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.67	0
REDONDO BEACH	2515 VANDERBILT LN	90278	4157001016		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	37.61	0
REDONDO BEACH	2215 CARNEGIE LN	90278	4157005021		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.15	0
REDONDO BEACH	2217 CARNEGIE LN	90278	4157005022		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	3.39	0
REDONDO BEACH	2512 CARNEGIE LN	90278	4157009006		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.05	0
REDONDO BEACH	2412 CARNEGIE LN	90278	4157010006		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.26	0
REDONDO BEACH	2411 ROCKEFELLER LN	90278	4157010019		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2201 ROCKEFELLER LN	90278	4157012014		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.90	0
REDONDO BEACH	2400 HADLEY LN	90278	4158004019		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	2420 IVES LN	90278	4158006002		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.32	0
REDONDO BEACH	829 N LUCIA AVE	90277	7502001002		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.20	0
REDONDO BEACH			7502001003		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.00	0
REDONDO BEACH	831 N LUCIA AVE	90277	7502001004		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.24	0
REDONDO BEACH	704 N LUCIA AVE	90277	7502005028		RM	R-3		17.5	0.19	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.61	0
REDONDO BEACH	700 N LUCIA AVE	90277	7502005029		RM	R-3		17.5	0.19	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.97	0
REDONDO BEACH	617 N IRENA AVE	90277	7503020026		RM	R-3		17.5	0.19	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.22	0
REDONDO BEACH	222 N BROADWAY	90277	7505008052		RM	R-3A		17.5	0.18	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.57	0
REDONDO BEACH	119 S GUADALUPE AVE	90277	7506006012		RM	R-3		17.5	0.21	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.09	0
REDONDO BEACH	105 S GUADALUPE AVE	90277	7506006019		RM	R-3		17.5	0.21	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.41	0
REDONDO BEACH	204 S LUCIA AVE	90277	7506019018		RM	R-3		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.16	0
REDONDO BEACH	709 ESPLANADE	90277	7508001096		RM	R-3A		17.5	0.18	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.43	0
REDONDO BEACH	611 ESPLANADE	90277	7508002009		RM	R-3A		17.5	0.21	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.23	0
REDONDO BEACH	607 ESPLANADE	90277	7508002010		RM	R-3A		17.5	0.21	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.04	0
REDONDO BEACH	603 ESPLANADE	90277	7508002012		RM	R-3A		17.5	0.19	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.54	0
REDONDO BEACH	526 S GUADALUPE AVE	90277	7508018013		RM	R-3A		17.5	0.19	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.07	0
REDONDO BEACH	1006 S CATALINA AVE	90277	7509007018		RM	R-3A		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	1008 S CATALINA AVE	90277	7509007019		RM	R-3A		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.28	0
REDONDO BEACH	1409 S CATALINA AVE	90277	7511002023		RM	R-3A		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.06	0
REDONDO BEACH	1406 S CATALINA AVE	90277	7511005020		RM	R-3A		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	201 AVENUE G	90277	7511005022		RM	R-3A		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.09	0
REDONDO BEACH	1404 S CATALINA AVE A	90277	7511005086		RM	R-3A		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.02	0
REDONDO BEACH	1404 S CATALINA AVE B	90277	7511005087		RM	R-3A		17.5	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	1.48	0
REDONDO BEACH	417 BERYL ST	90277	7503010001		RM	R-3A(H)		17.5	0.41	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		3		3	3	0.16	0
REDONDO BEACH	717 ESPLANADE	90277	7508001085		RM	R-3A		17.5	0.27	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		3		3	1	0.98	0
REDONDO BEACH	529 S CATALINA AVE	90277	7508005002		RM	R-3A		17.5	0.29	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		3		3	1	0.13	0
REDONDO BEACH	114 S CATALINA AVE	90277	7505014066		RM	R-3A		17.5	0.41	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		4		4	2	0.55	0
REDONDO BEACH	2102 AVIATION WAY	90278	4155028017		RM	R-3		17.5	0.34	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		4		4	1	0.63	0

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Existing Units/ FAR	Imp-Land Ratio	Year Built
REDONDO BEACH	2019 VANDERBILT LN	90278	4156002016		RM	R-3		17.5	0.34	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		4		4	1	0.00	0
REDONDO BEACH	2600 NELSON AVE	90278	4153022028		RM	R-3		17.5	1.03	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		9		9	5	1.34	0
REDONDO BEACH			4083015022		RM	R-3		17.5	1.02	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		12		12	2	0.00	0
REDONDO BEACH	2829 190TH ST	90278	4083015010		RM	R-3		17.5	1.28	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		13		13	5	0.61	0
REDONDO BEACH	109 N PACIFIC COAST HWY	90277	7505007009		RH	RH-2		30	0.07	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	2.52	0
REDONDO BEACH	131 N PACIFIC COAST HWY	90277	7505007017		RH	RH-2		30	0.07	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.18	0
REDONDO BEACH	133 N PACIFIC COAST HWY	90277	7505007018		RH	RH-2		30	0.09	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.79	0
REDONDO BEACH	415 EMERALD ST	90277	7505007029		RH	RH-2		30	0.07	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	417 EMERALD ST	90277	7505007030		RH	RH-2		30	0.07	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.75	0
REDONDO BEACH	319 GARNET ST	90277	7505012002		RH	RH-3		30	0.07	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.43	0
REDONDO BEACH	110 N PACIFIC COAST HWY	90277	7505010022		RH	RH-2		30	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	2	0.67	0
REDONDO BEACH	108 N PACIFIC COAST HWY	90277	7505010023		RH	RH-2		30	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.21	0
REDONDO BEACH	115 N PACIFIC COAST HWY	90277	7505007011		RH	RH-2		30	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		3		3	1	0.06	0
REDONDO BEACH	737 ESPLANADE	90277	7508001098		RMH	RMD		23.3	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.54	0
REDONDO BEACH	115 RUBY ST	90277	7508004002		RMH	RMD		23.3	0.09	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.43	0
REDONDO BEACH	111 SAPPHIRE ST	90277	7508005027		RMH	RMD		23.3	0.09	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.25	0
REDONDO BEACH	627 S CATALINA AVE	90277	7508006002		RMH	RMD		23.3	0.09	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.47	0
REDONDO BEACH	624 ESPLANADE	90277	7508006023		RMH	RMD		23.3	0.10	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.29	0
REDONDO BEACH	630 ESPLANADE	90277	7508006025		RMH	RMD		23.3	0.11	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.42	0
REDONDO BEACH	1400 ESPLANADE	90277	7511002029		RMH	RMD		23.3	0.12	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.71	0
REDONDO BEACH	2116 MANHATTAN BEACH BLVI	90278	4150002035		RMH	RMD		23.3	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.44	0
REDONDO BEACH	124 SAPPHIRE ST	90277	7508006012		RMH	RMD		23.3	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.57	0
REDONDO BEACH	114 SAPPHIRE ST	90277	7508006014		RMH	RMD		23.3	0.13	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		1		1	1	0.52	0
REDONDO BEACH	810 ESPLANADE	90277	7509001033		RMH	RMD		23.3	0.15	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	2.60	0
REDONDO BEACH	1506 ESPLANADE	90277	7511008009		RMH	RMD		23.3	0.17	Residential	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		2		2	1	0.48	0
REDONDO BEACH	128 N BROADWAY	90277	7505007028		RH	RH-3		30	0.75	Church Parking (est. 0.25 ac)	YES - Current	NO - Privately	Available	Not Used in Prior Housing Element		6		6	0		
REDONDO BEACH	122 N PACIFIC COAST HWY	90277	7505010035 A		RM	R-3		17.5	0.30	Church Building	YES - Current	NO - Privately	Available	Not Used in Prior Housing Element				0	0		
REDONDO BEACH	511 EMERALD ST	90277	7505010038		RM	R-3		17.5	0.73	Church Parking (est. 0.25 ac)	YES - Current	NO - Privately	Available	Not Used in Prior Housing Element		4		4	0		
REDONDO BEACH	121 S PACIFIC COAST HWY	90277	7505012012 B		RH	RH-3		30	0.17	Church Building	YES - Current	NO - Privately	Available	Not Used in Prior Housing Element				0	0		
REDONDO BEACH	103 S PACIFIC COAST HWY	90277	7505012025 B		RH	RH-3		30	0.09	Church Building	YES - Current	NO - Privately	Available	Not Used in Prior Housing Element				0	0		
REDONDO BEACH			7505012026 B		RH	RH-3		30	0.68	Church Building	YES - Current	NO - Privately	Available	Not Used in Prior Housing Element				0	0		
REDONDO BEACH	102 S BROADWAY	90277	7505013015 B		RM	R-3A		17.5	0.69	Church Parking (est. 0.50 ac)	YES - Current	NO - Privately	Available	Not Used in Prior Housing Element		16		16	1		
REDONDO BEACH	200 S PACIFIC COAST HWY	90277	7505020015		MU	MU-2		35	0.18	Older Commercial	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		5		5		0.43	1968
REDONDO BEACH	317 TORRANCE BLVD	90277	7505020033		MU	MU-2		35	0.18	Older Commercial	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		5		5		0.76	1962
REDONDO BEACH	326 S PACIFIC COAST HWY	90277	7505021023		MU	MU-2		35	0.17	Office (Pacific Bay Construction)	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		5		5		0.68	1972
REDONDO BEACH	315 S PACIFIC COAST HWY	90277	7505022011		MU	MU-2		35	0.17	Older Commercial	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		5		5		0.01	1940
REDONDO BEACH	319 S PACIFIC COAST HWY	90277	7505022031		MU	MU-2		35	0.17	Trimline Auto (nonconforming)	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		5		5		0.42	1963
REDONDO BEACH	209 S PACIFIC COAST HWY UN	90277	7505019008		MU	MU-2		35	0.26	Commercial (Retail Stores)	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		7		7		0.43	1955
REDONDO BEACH	308 TORRANCE BLVD	90277	7505021033		MU	MU-2		35	0.25	Commercial (Retail Stores)	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		7		7		0.25	1969
REDONDO BEACH	231 S PACIFIC COAST HWY	90277	7505019063		MU	MU-2		35	0.43	Commercial (Retail Stores)	YES - Current	NO - Privately	Available	Used in Prior Housing Element - Non-Vacant		12		12		0.44	1955

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built
REDONDO BI	1923 CONDON AVE	90278	4082013017			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1913
REDONDO BI	1921 CONDON AVE	90278	4082013018			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.33	1953
REDONDO BI	1919 CONDON AVE	90278	4082013019			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.07	1973
REDONDO BI	1917 CONDON AVE	90278	4082013020			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1973
REDONDO BI	1915 CONDON AVE	90278	4082013021			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.31	1965
REDONDO BI	1913 CONDON AVE	90278	4082013022			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1952
REDONDO BI	1911 CONDON AVE	90278	4082013023			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1978
REDONDO BI	1909 CONDON AVE	90278	4082013024			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.53	1965
REDONDO BI	1907 CONDON AVE	90278	4082013025			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.77	1965
REDONDO BI	1905 CONDON AVE	90278	4082013026			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.82	1986
REDONDO BI	1903 CONDON AVE	90278	4082013027			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1986
REDONDO BI	1901 CONDON AVE	90278	4082013028			1			0.09	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1986
REDONDO BI	1902 CONDON AVE	90278	4082014002			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1986
REDONDO BI	1904 CONDON AVE	90278	4082014003			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.06	1987
REDONDO BI	1906 CONDON AVE	90278	4082014004			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.27	1987
REDONDO BI	1908 CONDON AVE	90278	4082014005			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1990
REDONDO BI	1924 CONDON AVE	90278	4082014013			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1952
REDONDO BI	1923 FIRMONA AVE	90278	4082014014			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1973
REDONDO BI	1921 FIRMONA AVE	90278	4082014015			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.37	1972
REDONDO BI	1919 FIRMONA AVE	90278	4082014016			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.27	1934
REDONDO BI	1917 FIRMONA AVE	90278	4082014017			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.31	1973
REDONDO BI	1915 FIRMONA AVE	90278	4082014018			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1973
REDONDO BI	1913 FIRMONA AVE	90278	4082014019			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1973
REDONDO BI	1911 FIRMONA AVE	90278	4082014020			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1973
REDONDO BI	1909 FIRMONA AVE	90278	4082014021			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.35	1973
REDONDO BI	1907 FIRMONA AVE	90278	4082014022			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1973
REDONDO BI	1905 FIRMONA AVE	90278	4082014023			1			0.07	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1972
REDONDO BI	1901 FIRMONA AVE	90278	4082014024			2			0.15	RSF	R-1	RH	RH	20	30	2	Non-Vacant	Residential	2	0.13	1979
REDONDO BI	1900 CONDON AVE	90278	4082014001			2			0.12	RSF	R-1	RH	RH	20	30	2	Non-Vacant	Residential	1	0.49	1987
REDONDO BI	1813 FIRMONA AVE	90278	4082016005			1			0.10	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1984
REDONDO BI	1811 FIRMONA AVE	90278	4082016006			1			0.10	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1985
REDONDO BI	1815 FIRMONA AVE	90278	4082016008			2			0.13	RSF	R-1	RH	RH	20	30	2	Non-Vacant	Residential	1	0.49	1987
REDONDO BI	1820 FIRMONA AVE	90278	4082017003			1			0.10	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1990
REDONDO BI	1818 FIRMONA AVE	90278	4082017004			1			0.10	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.43	1990
REDONDO BI	1813 KINGSDALE AVE	90278	4082017011			1			0.10	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	0
REDONDO BI	1815 KINGSDALE AVE	90278	4082017012			1			0.10	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1946
REDONDO BI	1817 KINGSDALE AVE	90278	4082017013			1			0.10	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.37	1941
REDONDO BI	1819 KINGSDALE AVE	90278	4082017014			1			0.10	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1972
REDONDO BI	1821 KINGSDALE AVE	90278	4082017015			1			0.10	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.11	1973
REDONDO BI	1823 KINGSDALE AVE	90278	4082017016			1			0.10	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.25	1948
REDONDO BI	1816 FIRMONA AVE	90278	4082017020			1			0.10	RSF	R-1	RH	RH	20	30	1	Non-Vacant	Residential	1	0.35	1955
REDONDO BI	1908 FIRMONA AVE	90278	4082015008			2			0.13	RM	R-3	RH	RH	20	30	2	Non-Vacant	Residential	1	1.15	0
REDONDO BI	1900 FIRMONA AVE	90278	4082015012			4			0.20	RM	R-3	RH	RH	20	30	4	Non-Vacant	Residential	1	0.25	0
REDONDO B	1998 S PACIFIC COAS	90277	7510031004	21				Shortfall of Sites	0.87	MU	MU-1	MU	MU-1	20	30	21	Non-Vacant	Low density, older commercial uses with large adjacent surface parking lots.	0.14	0.23	1957
REDONDO B	1900 S PACIFIC COAS	90277	7510031007			11		Shortfall of Sites	0.45	MU	MU-1	MU	MU-1	20	30	11	Non-Vacant	Older Commercial	0.34	0.44	1986
REDONDO B	1930 S PACIFIC COAS	90277	7510031029			11		Shortfall of Sites	0.45	MU	MU-1	MU	MU-1	20	30	11	Non-Vacant	Older Commercial	0.23	0.02	1981
REDONDO B	1890 S PACIFIC COAS	90277	7510032046	0				Shortfall of Sites	0	MU	MU-1	MU	MU-1	20	30	0	Non-Vacant	Low density, older commercial uses with large adjacent surface parking lots.	0.1	0.28	1969
REDONDO B	1870 S PACIFIC COAS	90277	7510032050	36				Shortfall of Sites	1.52	MU	MU-1	MU	MU-1	20	30	36	Non-Vacant	Older Commercial	0.11	0.20	1964
REDONDO B	1880 S PACIFIC COAS	90277	7510032054	47				Shortfall of Sites	1.95	MU	MU-1	MU	MU-1	20	30	47	Non-Vacant	Older Commercial	0.3	1.00	1963
REDONDO BI	1933 FIRMONA AVE	90278	4082013007				7	Shortfall of Sites	0.12	RSF	R-1	RVH	RH-4	20	65	7	Non-Vacant	Consolidated as part of Kingsdale property	1	0.25	1986
REDONDO BI	1931 FIRMONA AVE	90278	4082013008				6	Shortfall of Sites	0.12	RSF	R-1	RVH	RH-4	20	65	6	Non-Vacant	Consolidated as part of Kingsdale property	2	0.83	1929
REDONDO BI	1939 CONDON AVE	90278	4082013009				4	Shortfall of Sites	0.07	RSF	R-1	RVH	RH-4	20	65	4	Non-Vacant	Consolidated as part of Kingsdale property	1	0.25	1988
REDONDO BI	1937 CONDON AVE	90278	4082013010				5	Shortfall of Sites	0.08	RSF	R-1	RVH	RH-4	20	65	5	Non-Vacant	Consolidated as part of Kingsdale property	1	0.25	1988
REDONDO BI	1935 CONDON AVE	90278	4082013011				7	Shortfall of Sites	0.12	RSF	R-1	RVH	RH-4	20	65	7	Non-Vacant	Consolidated as part of Kingsdale property	1	0.25	1990
REDONDO BEACH		90278	4082013012				5	Shortfall of Sites	0.09	RSF	R-1	RVH	RH-4	20	65	5	Non-Vacant	Consolidated as part of Kingsdale property	1		
REDONDO BEACH		90278	4082013005				6	Shortfall of Sites	0.09	C-4	C-4	MU-H	MU-H	20	65	6	Non-Vacant	Consolidated as part of Kingsdale property	0.48	0.08	1983
REDONDO BEACH		90278	4082013006				8	Shortfall of Sites	0.12	C-4	C-4	MU-H	MU-H	20	65	8	Non-Vacant	Consolidated as part of Kingsdale property	0.37	0.06	1983
REDONDO BI	2810 ARTESIA BLVD	90278	4082013029				26	Shortfall of Sites	0.39	C-4	C-4	MU-H	MU-H	20	65	26	Non-Vacant	Consolidated as part of Kingsdale property	0.11	1.16	1983
REDONDO BI	1959 KINGSDALE AVE	90278	4082015015				30	Shortfall of Sites	0.46	C-4	C-4	MU-H	MU-H	20	65	30	Non-Vacant	Consolidated as part of Kingsdale property	0.1	1.83	1983
REDONDO BI	2850 ARTESIA BLVD	90278	4082015016	22			17	Shortfall of Sites	0.59	C-4	C-4	MU-H	MU-H	20	65	39	Non-Vacant	Consolidated as part of Kingsdale property	0.08	4.64	1983
REDONDO BI	1910 FIRMONA AVE	90278	4082015007				3	Shortfall of Sites	0.13	R-3	R-3	RVH	RH-4	20	65	3	Non-Vacant	Consolidated as part of Kingsdale property	6	0.50	1964
REDONDO BI	2301 190th St	90278	4158010021	54				Shortfall of Sites	1.03	I-2	I-2	RVH	RH-4	20	65	54	Non-Vacant	Site D: Older industrial use (two tenants closed)	0.39	0.32	1954
REDONDO BI	598 Meyer Ln	90278	4158010019	53				Shortfall of Sites	1.02	I-2	I-2	RVH	RH-4	20	65	53	Non-Vacant	Site D: Light manufacturing (welding)	0.46	0.23	1956
REDONDO BI	512 Meyer Ln	90278	4158010020	53				Shortfall of Sites	1.01	I-2	I-2	RVH	RH-4	20	65	53	Non-Vacant	Site D: Light manufacturing (recording)	0.51	2.73	1974
REDONDO BI	553 Mary Ann Dr	90278	4158011011	16				Shortfall of Sites	0.30	I-2	I-2	RVH	RH-4	20	65	16	Non-Vacant	Site D: Warehousing use	0.25	0.23	1976
REDONDO BI	575 Mary Ann Dr	90278	4158011012	14				Shortfall of Sites	0.27	I-2	I-2	RVH	RH-4	20	65	14	Non-Vacant	Site D: Light manufacturing (window treatment)	0.47	0.35	1976
REDONDO BI	601 Mary Ann Dr	90278	4158011007	13				Shortfall of Sites	0.24	I-2	I-2	RVH	RH-4	20	65	13	Non-Vacant	Site D: Light manufacturing	0.49	2.86	1973

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Units/ FAR	Imp-Land Ratio	Year Built
REDONDO BI	615 Mary Ann Dr	90278	4158011006	13				Shortfall of Sites	0.24	I-2	I-2	RVH	RH-4	20	65	13	Non-Vacant	Site D: Light manufacturing	0.31	1.21	1960
REDONDO BI	621 Mary Ann Dr	90278	4158011005	13				Shortfall of Sites	0.24	I-2	I-2	RVH	RH-4	20	65	13	Non-Vacant	Site D: Misc (food preparation, learning center, etc.)	0.23	0.21	1962
REDONDO BI	631 Mary Ann Dr	90278	4158011010	25				Shortfall of Sites	0.48	I-2	I-2	RVH	RH-4	20	65	25	Non-Vacant	Site D: Misc (food preparation, learning center, etc.)	0.48	0.08	1963
REDONDO BI	524 Mary Ann Dr	90278	4158012026	27				Shortfall of Sites	0.52	I-2	I-2	RVH	RH-4	20	65	27	Non-Vacant	Site D: Auto warehousing use	0.34	0.27	1953
REDONDO BI	620 Mary Ann Dr	90278	4158012031	41				Shortfall of Sites	0.78	I-2	I-2	RVH	RH-4	20	65	41	Non-Vacant	Site D: Construction equipment, auto repairs	0.21	0.11	1959
REDONDO BI	630 Mary Ann Dr	90278	4158012025	13				Shortfall of Sites	0.25	I-2	I-2	RVH	RH-4	20	65	13	Non-Vacant	Site D: Auto related use	0.65	0.90	1961
REDONDO BI	2408 Fisk Ln	90278	4158012024	13				Shortfall of Sites	0.25	I-2	I-2	RVH	RH-4	20	65	13	Non-Vacant	Site D: Light manufacturing (plumbing)	0.41	0.82	1985
REDONDO BI	18989 Hawthorne Blvd	90278	4083014017	46				Shortfall of Sites	0.88	C-2	C-2	RVH	RH-4	20	65	46	Non-Vacant	Site D: Retail (Lamp Plus)	0.33	5.83	1980
REDONDO BI	1601 Kingsdale Ave	90278	4082019037	165				Shortfall of Sites	2.58	I-3	IC-1	MU-TCH	MU-TCH	20	80	165	Non-Vacant	Old light industrial uses such as printer repairs; Class C building indicating substantial rennovation is needed	0.21	2.42	1973
REDONDO BI	1519 Hawthorne Blvd	90278	4082019042	228				Shortfall of Sites	6.01	CR	CR	MU-TCH	MU-TCH	20	80	228	Non-Vacant	Only 3.56 acre of parking used for estimating potential; existing retail uses; Class C building	0.36	1.03	1972
REDONDO BI	1505 Hawthorne Blvd	90278	4082019048	91				Shortfall of Sites	3.95	CR	CR	MU-TCH	MU-TCH	20	80	91	Non-Vacant	Only 1.42 acres of parking used for estimating potential; existing retail uses; Class C building	0.15	5.49	1975
REDONDO BEACH		90278	4082019049	273				Shortfall of Sites	4.72	CR	CR	MU-TCH	MU-TCH	20	80	273	Non-Vacant	Only 4.27 acre of parking used for estimating potential; existing retail uses; Class C building	0.1	0.08	1975
REDONDO BI	1770 S PACIFIC COAS	90277	7510030061	36				Shortfall of Sites	0.7	MU	MU-1	MU-H	MU-H	20	65	36	Non-Vacant	Closed FedEx Office	0.29	0.34	1977
REDONDO BI	1760 S PACIFIC COAS	90277	7510030062	58				Shortfall of Sites	1.12	MU	MU-1	MU-H	MU-H	20	65	58	Non-Vacant	Lens Crafter - underutilization of site	0.24	0.25	1972

Appendix C: Public Participation

The General Plan update began in 2017-2018 with the appointment of a 27-member General Plan Advisory Committee (GPAC). Five members from each City Council District with two members including the Chair were appointed by the Mayor. To date the GPAC has held 22 meetings. Additionally, there have been three community wide meetings and multiple public hearings before the Planning Commission and City Council. Housing and mixed use development, and specifically where and at what densities, has been the most pressing topic throughout the process. As the City began to formulate the land plan it became clear that housing was the most critical issue facing the City going forward. Significant education and outreach was required in order to set the stage for updating the City's Housing Element. The Housing Element team as well as other planning and economic development professionals were critical to educating the community on the importance of providing housing in support of all incomes throughout the City.

Prior to the development of the City's Draft Housing Element, the pandemic occurred. This severely limited the City's in-person community engagement capabilities from March of 2020 to the present. The plan to engage specifically on the Housing Element with a variety of public input tools was not possible due to the pandemic and associated restrictions for gatherings. Although technology to coordinate large scale zoom type meetings and other input have been difficult to draw input on such complex topics as housing and RHNA, the City did host a community meeting with a SocialPinpoint interactive tool to engage the public. That one meeting had close to 200 attendees, not including those who may have watched the informational meeting on YouTube or the City's live stream. The SocialPinpoint tool allowed very specific feedback on housing and other land uses. As well, there were dozens of attendees at the Planning Commission and City Council Meetings specifically to comment on the housing and land use discussion. Those without zoom capabilities could also watch the livestream via YouTube or the City's live stream and could submit e-comments through the City's website.

Despite the meeting limitations due to the pandemic, housing has dominated the City's business more than any other singular topic over the past two years. This was necessary to set the stage and create the appropriate environment for any additional communications with the housing industry and specifically affordable housing providers. The City, with the help of Housing Element and General Plan consultants, has successfully elevated the need for affordable housing with the community, as well as elected and appointment officials. This is demonstrated by the City's ongoing effort to study additional affordable housing opportunities as part of a citywide initiative for inclusionary housing and the development and installation (with plans for expansion) of a homeless pallet program.

The City also met with some key property owners and developers – Beach City Health District, Northrup Grumman, Kingsdale property, South Bay Galleria, and the AES power plant that is slated to decommission during the 6th cycle Housing Element planning period.

The City plans to embrace the affordable housing community of professionals as a critical next step and welcomes HCD to support and engage with the City in this process. The City will include any additional programs and actions to this effect in this Housing Element.

Furthermore, the City continues to engage the public through the Housing Element approval/adoption process. City staff is proactively reaching out to property owners within the proposed Housing Overlay. For the Planning Commission and City Council meetings, the City conducted the following:

- Email blast to residents subscribed to receive City updates on the General Plan update (1,229 subscribers)
- Updates to Facebook social media
- Created a dedicated webpage for each access to the Draft Housing Element (www.redondo.org/HousingElement)
- Created a dedicated email address for public comment (RBHousingElement@redondo.org)
- Email blasts were also shared with GPAC members and City Council members, for them to share with residents/constituents
- Mailing notice to government agencies and local developers
- Contacting property owners of properties recommended for rezoning to add residential overlays/uses

Outreach

The City advertises the public meetings via press releases, FaceBook posts, email blasts, posting on the City's General Plan Update landing page which has collected 1,200 email addresses for notification, as well as the City's Community Services Newsletter that is sent to over 11,000 email addresses.

The General Plan GPAC Ambassadors reached out to groups such as Beach City Health District, Salvation Army, Redondo Beach Chamber of Commerce, Redondo Beach Unified School District, and North Redondo Beach Business Association. The Beach City Health District serves the special needs groups of seniors and persons with disabilities. The Salvation Army serves low and moderate income persons and persons experiencing homelessness. Other stakeholders consulted for the Housing Element also included property owners representing the Northrop Grumman, South Bay Galleria, Kingsdale properties, and AES power plant that is slated for closure. The Housing Rights Center was also consulted for fair housing records.

Community Workshop (November 17, 2018)

At this Community Workshop, the City discussed a series of General Plan topics, including: housing for the future; new housing bills passed that affect the Housing Element. Five main topics or trends rose to the top of priority list to address in the General Plan:

- Population growth
- Aging population/loss of working-age population

- Housing affordability
- Changes in the retail environment
- Availability of jobs in the City

GPAC Meeting (December 3, 2020)

Since the November 2018 Community Workshop, the GPAC met five additional times to develop the GPAC Recommended Land Use Plan that outlines specific land use changes in target areas. However, with the release of the Draft RHNA and the City's unsuccessful appeal to SCAG to lower the RHNA, the GPAC Recommended Land Use Plan would not offer adequate capacity to accommodate the City's RHNA. The GPAC met on December 3, 2020 to revisit the Land Use Plan. During the meeting, the impacts of new State laws (SB 330, AB 1397, and SB 166) were explained. GPAC voted on modifications to the original GPAC Recommended Land Use Plan to introduce additional housing opportunities in the City. Specifically, the GPAC's approach to land use includes:

- Retaining existing residential neighborhoods and principal commercial districts
- Allowing for infill development and recycling of uses with compatible development (function and scale)
- Allowing for changes of use on selected sites (Focus Areas) versus Citywide to accommodate housing requirements and improve their economic viability
- Allowing for modest intensification of key sites that are underutilized or contain marginal uses

City Council Inclusionary Housing Presentation (January 12, 2021)

As part of the Housing Element update, the City is also undertaking a feasibility study for inclusionary housing. On January 12, 2021, the City Council received a presentation on inclusionary housing and provided staff and consultant direction on the parameters for testing feasibility.

Community Workshop (April 7, 2021)

The City conducted a Community Workshop to receive community input on the Revised GPAC Recommended Land Use Plan. A total of 165 participants registered for the meeting. The community was generally concerned about the significant number of units that the City is mandated to plan for. There was strong emphasis from community members to distribute the new units throughout the City.

Social PinPoint (April 7 – April 11, 2021)

Prior to the April 15, 2021 Planning Commission meeting, the City collected community input via Social Pinpoint between April 7 and April 11, 2021. Overall, 349 comments were collected via Social PinPoint on the Revised Land Use Plan, with the majority of the comments focusing on the residential and mixed use designations. The need to distribute housing throughout the City was emphasized.

Planning Commission Meeting (April 15, 2021)

The Planning Commission received public input on the Revised GPAC Recommended Land Use Plan and worked on balancing community input and achieving the RHNA. The Planning Commission provided recommendations for consideration by the City Council, including increasing density at specific locations and adding sites to the Residential Overlay.

City Council Meetings (April 20, May 4, May 18, and June 15, 2021)

The City Council considered the Housing Element, RHNA, and adequate sites requirements over multiple meetings. The April 20 meeting was dedicated on receiving public input. After consideration of extensive community input, the Council provided staff direction on the strategy for achieving RHNA. On June 15, 2021, the Council was presented a summary of the sites strategy for RHNA and an overview of housing programs to be included in the Draft Housing Element.

Planning Commission Meeting (September 16, 2021)

The City conducted a meeting before the Planning Commission to review the revised Draft Housing Element that responded to comments from HCD.

City Council Meeting (October 5, 2021)

The City Council conducted a public hearing to receive public input and adopted the Housing Element. At the meeting, the City emphasized that the Housing Element is a policy document and adoption of the Housing Element does not authorize construction or redesignate/rezone properties identified in the sites inventory. Therefore a Negative Declaration was determined to be an appropriate level of CEQA clearance. The City will be conducting an Environmental Impact Report (EIR) when the Land Use Element with the recommended land use plan changes are processed.

City Council Meeting (February 1, 2022)

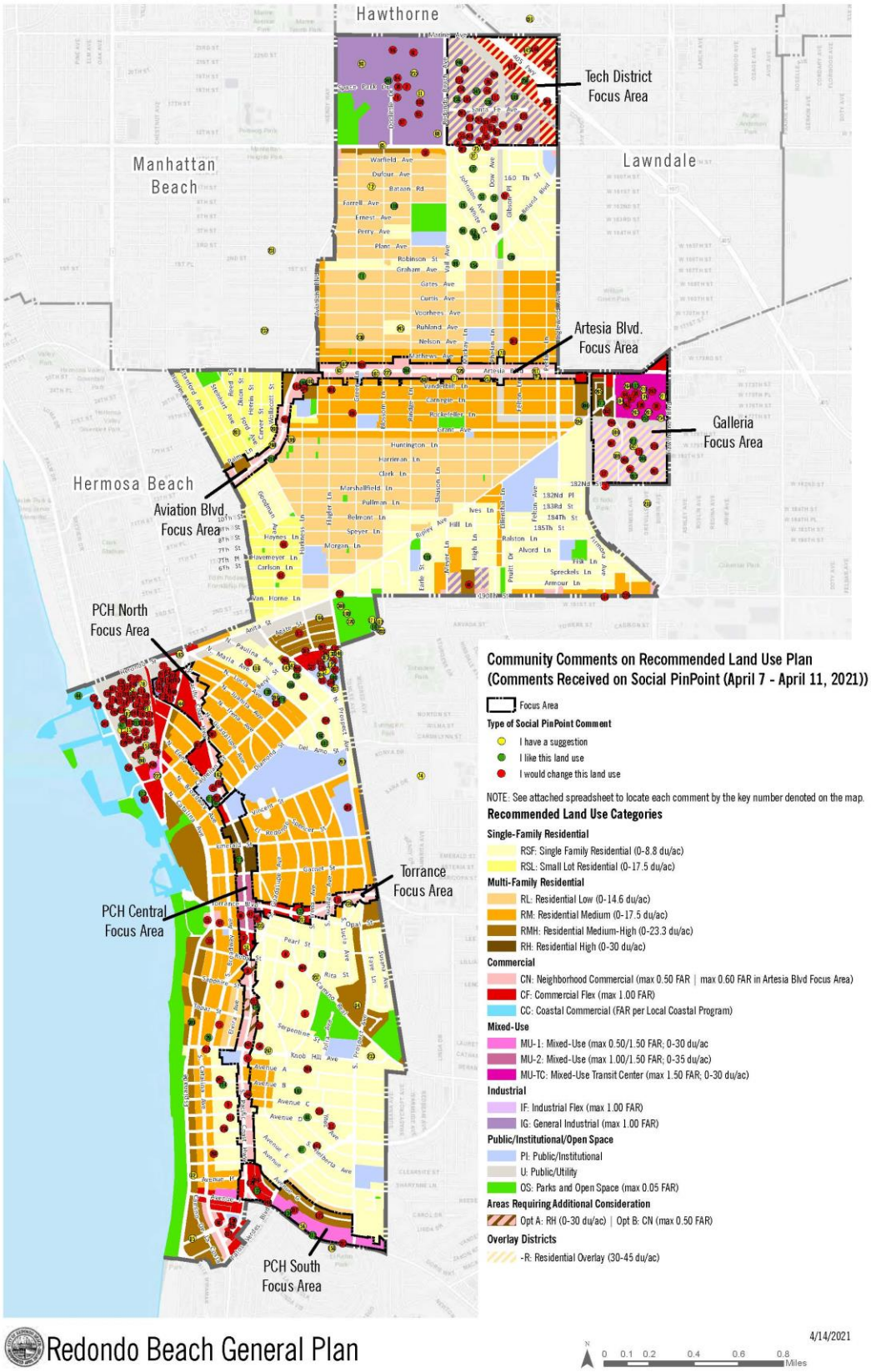
The City Council conducted a public hearing to receive public input and adopted the revised Housing Element. In addition, the City's outreach program noted above, local housing advocates and agencies and individuals who had previously commented on the Housing Element were invited to attend the February 1, 2022 public hearing.

City Council Meeting (February 8, 2022)

The City Council continued the February 1, 2022 public hearing to February 8, 2022 in order to receive additional public input before adopting the revised Housing Element. As noted under the February 1, 2022 meeting listed above, the City invited local housing advocates and agencies and individuals who had previously commented on the Housing Element to attend the public hearing.

City Council Meeting (July 5, 2022)

Summary to be provided.


Hawthorne
Tech District Focus Area
Manhattan Beach
Lawndale
Artesia Blvd. Focus Area
Galleria Focus Area
Hermosa Beach
Aviation Blvd. Focus Area
PCH North Focus Area
Torrance Focus Area
PCH Central Focus Area
PCH South Focus Area
Community Comments on Recommended Land Use Plan
(Comments Received on Social PinPoint (April 7 - April 11, 2021))
Focus Area
Type of Social PinPoint Comment
I have a suggestion
I like this land use
I would change this land use
NOTE: See attached spreadsheet to locate each comment by the key number denoted on the map.
Recommended Land Use Categories
Single-Family Residential
RSF: Single Family Residential (0-8.8 du/ac)
RSL: Small Lot Residential (0-17.5 du/ac)
Multi-Family Residential
RL: Residential Low (0-14.6 du/ac)
RM: Residential Medium (0-17.5 du/ac)
RMH: Residential Medium-High (0-23.3 du/ac)
RH: Residential High (0-30 du/ac)
Commercial
CN: Neighborhood Commercial (max 0.50 FAR | max 0.60 FAR in Artesia Blvd Focus Area)
CF: Commercial Flex (max 1.00 FAR)
CC: Coastal Commercial (FAR per Local Coastal Program)
Mixed-Use
MU-1: Mixed-Use (max 0.50/1.50 FAR; 0-30 du/ac
MU-2: Mixed-Use (max 1.00/1.50 FAR; 0-35 du/ac)
MU-TC: Mixed-Use Transit Center (max 1.50 FAR; 0-30 du/ac)
Industrial
IF: Industrial Flex (max 1.00 FAR)
IG: General Industrial (max 1.00 FAR)
Public/Institutional/Open Space
PI: Public/Institutional
U: Public/Utility
OS: Parks and Open Space (max 0.05 FAR)
Areas Requiring Additional Consideration
Opt A: RH (0-30 du/ac) | Opt B: CN (max 0.50 FAR)
Overlay Districts
-R: Residential Overlay (30-45 du/ac)
Redondo Beach General Plan
4/14/2021
0 0.1 0.2 0.4 0.6 0.8 Miles

Notice of Availability of the Draft Housing Element

The City issued a Notice of Availability on July 7, announcing the availability of the Draft Housing Element for review. The City prepared a flyer in English and Spanish to announce the availability of the Draft Housing Element for public review. The flyer was sent to agencies and organizations that serve low and moderate income residents and those with special needs, market-rate and affordable housing developers, affordable housing projects and mobile home parks, among other community groups.

During the Housing Element development and approval processes, the City had received numerous comments from property owners, developers, residents, and housing advocates. , The City has prepared summary responses to these comments, to be finalized at time of final adoption of the Housing Element and incorporated as an attachment to the Housing Element."

Appendix D: Affirmatively Furthering Fair Housing

D.1 Introduction and Overview of AB 686

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity;
- an analysis of segregation patterns and disparities in access to opportunities;
- an assessment of contributing factors; and
- an identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions (with population over 50,000) that can receive HUD Community Planning and Development (CPD) funds directly from HUD. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element.

D.2 Assessment of Fair Housing Issues

A. Fair Housing Enforcement and Outreach

Fair Housing Programs

The City of Redondo Beach contracts with the Housing Rights Center (HRC) for fair housing services. The Housing Rights Center investigates and resolves discrimination complaints, conduct discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. They also provide landlord/tenant counseling, which is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection regulations, as well as mediating disputes between tenants and landlords. The Housing Rights Center has a main office location in downtown Los Angeles. The City of Redondo Beach provides links to all of the Housing Rights Center's brochures on their Fair Housing Informational city web page, which include information on rights of households with different characteristics such as disability and family size/type, as well as providing information for landlords.

Between 2018 and 2021, the HRC served 283 Redondo Beach residents (Table D-1). Out of the all the residents served a majority of the clients identified as being non-Hispanic. As well as the HRC, HUD maintains a record of all housing discrimination complaints filed in local

jurisdictions. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. According to the Regional AI, from October 1, 2014 to September 30, 2019, 968 fair housing complaints in Los Angeles County were filed with HUD. Around 1 percent (9 cases) were filed by Redondo Beach residents. In the County and the City of Redondo Beach, disability-related discrimination was the most commonly reported, six comprising of Redondo Beach complaints. The specific reports used in the Regional AI are not available.

Table D-1: Residents in Redondo Beach Served by the HRC	
Total Residents	**283**
Hispanic	24
Non-Hispanic	259
Source: The Housing Rights Center, FY 2018-2021.	

Reports for Redondo Beach were obtained from the Housing Rights Center:

- FY 2018:
  - Discrimination inquiries - 10 on physical disabilities, 1 on familial status, 1 on gender, and 2 on mental disabilities
  - Disposition [5] – 9 cases were counseled, 3 were pending, 1 was referred to HUD FHEO or State DFEH, and 1 case was opened
- FY 2019:
  - Discrimination inquiries - 5 on physical disabilities and 2 on mental disabilities
  - Disposition – 6 cases were counseled and 1 was pending
- FY 2020:
  - Discrimination inquiries – 10 on physical disabilities, 3 on mental disabilities, 2 on general information, and 1 on source of income
  - Disposition – 13 cases were counseled, 1 was pending, 1 was referred to HUD FHEO or State DFEH, and 1 case was opened

As shown, disabilities are the leading bases for discrimination. This is fairly consistent with regional trends.

The City of Redondo Beach advertises fair housing services through placement of fair housing service brochures at public counters and provides a link to the HRC and all of the available brochures on the City's website. Based on staff input outreach information could be better distributed or provided in more forms of media to reach more of the City's growing and aging population. To address this, the City has co-hosted Housing Rights Workshops, and will continue to partner with HRC on such programs.

[5] Housing Rights Center reports do not provide a tracking of the disposition on a case-by-case basis, only a status update in the year end report. Cases opened in one year and resolved in another year are not included in its reports to the cities. Also pending cases are not reported with updated status.

Furthermore, City staff would also benefit from fair housing training from HRC. An action is included in the Housing Element to require housing staff attend a fair housing education workshop at least every other year.

Homelessness Programs

In 2012, the Redondo Beach Police Department conducted a comprehensive survey of its homeless population, The goal of the survey was to improve public safety and increase the City's knowledge of this diverse population. The survey spotlighted an even greater population of persons experiencing homelessness, with more complex needs than what was previously believed.

In 2014, the City Manager formed a Homeless Task Force comprised of residents of Redondo Beach. The mission of the task force was to find collaborative ways to respond to the challenges faced by those experiencing homelessness, as well as residents, neighborhoods, businesses, schools, nonprofits, churches, and safety agencies. Under the direction of the City Manager, the Task Force made several recommendations, a key component of which was the need to contract with a coordinated outreach provider to ensure that all available services were accessible to those experiencing or at risk of homelessness.

PATH (People Assisting the Homeless) was identified as a sole source provider with an extensive industry network, trained staff, and a methodology for working with public agencies to address homelessness issues. PATH had previously been selected by the South Bay Cities Council of Governments (SBCCOG) to work with all SBCCOG member cities on homelessness. PATH brings over 30 years of experience to end homelessness for individuals, families, and communities.

The City's homeless population has steadily increased each year, with a corresponding increase in calls for Police and Fire Department services. The increae is partially related to the recent spate of prison release policies at the State level. Public Safety expense analyses for homeless related service calls have estimated annual costs of $230,000 for Police and $100,000 for Fire.

Although the demands on Public Safety have increased, the advantage of the partnership with PATH is that the interactions with persons experiencing homelessness can be tailored to their specific needs and that a case file can be started to align a customer with all available services and potential benefits, with the goal of placing the individual into transitional and/or permanent housing. PATH continues to expand on cooperative outreach with local faith-based organizations, such as Harbor Interfaith Services.

Yet, with the continued growth in the homeless population, and logistical complexities with PATH and the faith-based organizations connecting persons experiencing homelessness with the programs they need due to the transient nature of daily activities, in 2019 the Redondo Beach City Council determined that additional resources and strategies needed to be implemented.

An Enhanced Response Pilot Program was initiated by the City in June 2019 as an response to the impact of homelessness not only on individuals experiencing homelessness but also on

residents and the local community. The City sought a variety of creative and novel efforts ranging from innovative policing, amending the municipal code, and utilizing the criminal justice system as tools to minimize impacts on the community while striving towards the goal of housing homeless defendants. With the COVID-19 emergencies since 2020, there has been additional need to provide safe care and housing for those experiencing homelessness.

To further the effectiveness of the Redondo Beach Enhanced Response to Homelessness Pilot Program, in 2020 City Council authorized numerous creative initiatives, such as the following:

- Homeless Court. Homeless Court assists people experiencing homelessness who suffer from mental illnesses, struggle with substance abuse and addiction, and commit crimes of opportunity. The housing navigators and services brought to Homeless Court assist such individuals to curtail the criminal cycle of drug, alcohol, quality of life, and theft offenses by meeting misdemeanor defendants in Los Angeles County on designated "Homeless Court" dates to offer accessible community services and legal services. These services aim to get defendants housing ready and eventually permanently housed in order to graduate from Homeless Court and get their criminal charges dismissed. CDBG funds cover personnel and non-personnel costs.
- Mental Health Treatment Program. A significant percentage of the Homeless individuals who end up in criminal court have underlying chronic mental health conditions. Mental health treatment is vital and often necessary to get a homeless individual "Housing Ready." The available treatment facilities are frequently overwhelmed with patients or they are otherwise difficult for homeless defendants to access. Since the inception of Enhanced Response to Homelessness Pilot Program it has been understood that access to Mental Health Services would be an important part of the program. Fortunately, the City has located a willing partner to address this unmet need. Clear Recovery Center is a South Bay based mental health treatment and substance abuse treatment provider that provides a full continuum of care. Their treatment is individualized, evidence-based and age-specific in order to give their clients the best possible chance at long term recovery. They pride themselves on their expert clinical team who is highly skilled in the latest in evidence-based treatments and therapies. Clear Recovery Center has offered to donate $5,000 per month of professional clinical services for a mental health treatment program to assist the homeless. Additionally, the City has continued seek additional funding to purchase additional hours of counseling depending on the demand for these services.
- Transitional Housing. Transitional or bridge housing brings stabilization to people experiencing homelessness and helps them acclimate to a more structured lifestyle that will allow them to take the necessary steps towards permanent housing. Redondo Beach instituted bridge housing, in the design of Pallet Shelter housing, in December of 2020. These Pallet Shelters are individual temporary homeless structures (15 structures total), located at 1521 Kingsdale Avenue in Redondo Beach on the lot where the City's Transit Center is being constructed in the northern part of the City. The Pallet Shelters were initially jointly funded for 6 months by the City of Redondo Beach and the County using Community Development Block Grant funds. In June

2021, the City Council approved an amendment to the funding agreement with the County to continue to provide the shelters.

- Permanent Supportive Housing. The State of California established a program for funding for various housing projects through the Project Homekey program. Century Housing Corporation, a nonprofit housing development organization, is partnering with Los Angeles County as a co-applicant for funding to acquire and renovate a hotel site in south Redondo Beach for permanent supportive housing. On November 9, 2021, the Redondo Beach City Council voted unanimously to support the Homekey Round 2 application from the joint applicants of Century Housing Corporation and Los Angeles County to provide housing for those who are experiencing homelessness or at risk of becoming homeless. The application for funding was awarded, as announced by the State on March 15, 2022. Funding will be used to develop 20 units of affordable housing in the form of permanent supportive housing.

On April 13, 2021, the Mayor and City Council voted to make the Enhanced Response to Homelessness Pilot Program permanent and to remain under the City Attorney's Department for the next four years.

B. Integration and Segregation

1. Race and Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. According to the 2015-2019 ACS, approximately 60 percent of Redondo Beach's population were non-Hispanic Whites, compared to 65 percent in 2010. The City's population is becoming slightly more racially/ethnically diverse with the proportion of Asian (up 4 percent) and Black (up 2 percent) residents increasing. HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as census tracts with a non-White population over 50 percent and with 40 percent or three times the overall poverty rate. Currently, there are no R/ECAPs located in the City. Figure D-1 shows racial/ethnic concentrated block groups from in 2010 and Figure D-2 shows them in 2018. Consistent with the increase Citywide, most block groups in Redondo Beach have seen an increase in racial/ethnic minority populations since 2010. Areas directly surrounding the City have grown substantially in racial/ethnic minorities. The City of Lawndale has seen some of the highest growths of minorities populations in the surrounding region since 2010.

Redondo Beach's proximity to the coast/beach and more recent/new developments with much higher land values result in different conditions than in Lawndale and Torrance. Additionally, with respect to zoning, the up zoning from R-1 of the north Redondo neighborhoods to R-2 and R-3 has resulted in turnover/redevelopment of properties in recent past and therefore contributes to higher land values. These higher land values and the attached higher cost of living has resulted in lower proportions of low and moderate income minority households than surrounding cities.

Figure D-1: Racial/Ethnic Minority Concentrations (2010)

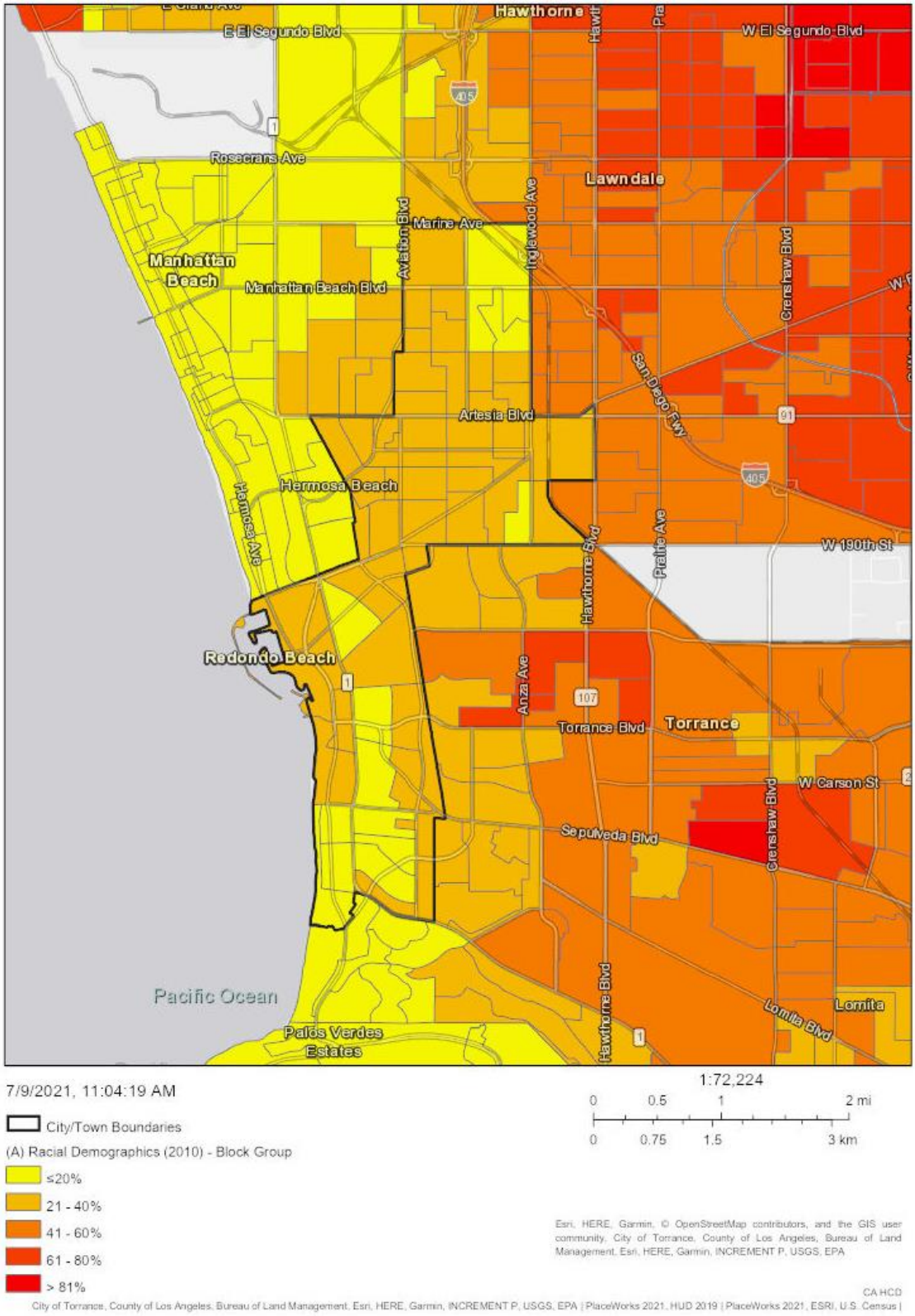
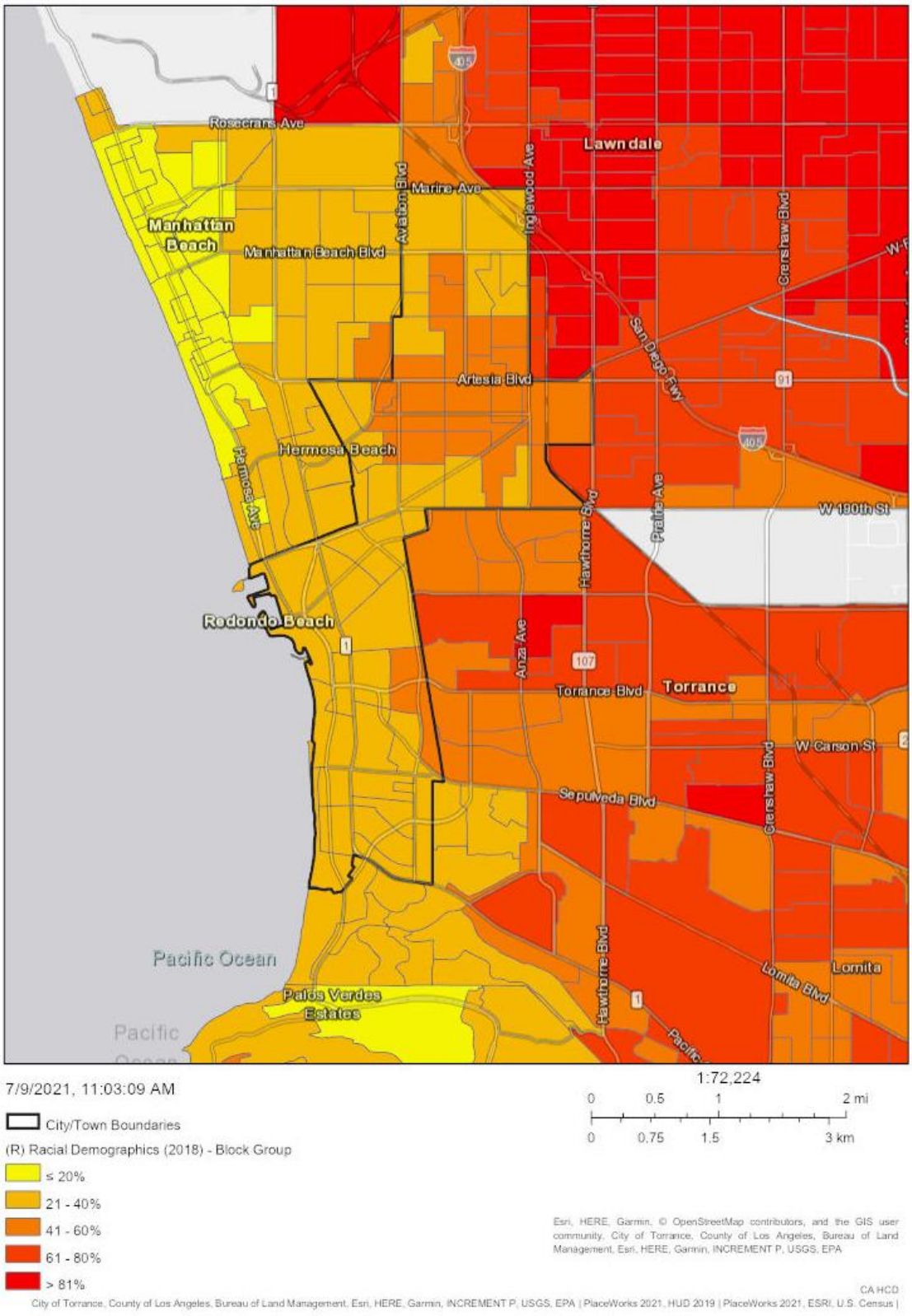


Figure D-2: Racial/Ethnic Minority Concentrations (2018)



HUD tracks racial or ethnic dissimilarity [6] trends for jurisdictions and regions. Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The indices for Redondo Beach and the Los Angeles County region from 1990 to 2020 are shown in Table D-2. Dissimilarity between non-White and White communities in Redondo Beach and throughout the Los Angeles County region has worsened since 1990. In Redondo Beach, dissimilarity between Black/White, Hispanic/White and Asian or Pacific Islander/White communities has worsened. In the County the dissimilarity between Black/White communities has improved. Based on HUD's index, segregation in Redondo Beach is very low compared to Los Angeles County as a whole.

Table D-2: Racial/Ethnic Dissimilarity Trends

	1990 Trend	2000 Trend	2010 Trend	Current
Redondo Beach, CA				
Non-White/White	10.40	12.93	10.62	13.58
Black/White	14.67	13.62	14.56	22.48
Hispanic/White	11.05	15.44	13.24	15.74
Asian or Pacific Islander/White	11.22	10.98	9.09	13.05
Los Angeles-Long Beach-Anaheim, CA Region (County)				
Non-White/White	55.32	55.50	54.64	56.94
Black/White	72.75	68.12	65.22	68.85
Hispanic/White	60.12	62.44	62.15	63.49
Asian or Pacific Islander/White	43.46	46.02	45.77	49.78

Source: Decennial Census, 1990-2010. HUD AFFH Data, 2020.

Most of the City's block groups have a minority population between 21 and 40 percent (Figure D-2). The City identified about 45 percent of its RHNA units in block groups with a 21-40 percent minority concentration. Table D-3 shows that a higher proportion of the overall RHNA units are distributed in block groups with a slightly higher minority concentration (41-60 percent). These block groups account for 55 percent of the RHNA. While a higher proportion of lower income RHNA units are located in areas with higher minority concentration, these sites are located along the City's commercial corridors, with access to transit and services. Furthermore, the City also offers ample opportunities for recycling lower density uses into higher intensity uses in moderate density R2 and R3 neighborhoods.

As discussed in the Executive Summary, recent housing development projects in the City have been distributed throughout the community. During previous decades of rezoning, a lot of density had been added to south Redondo Beach already. The City's strategy for RHNA is

[6] Index of dissimilarity is a demographic measure of the evenness with which two groups are distributed across a geographic area. It is the most commonly used and accepted method of measuring segregation.

intended to help balance the growth between north and south Redondo Beach. By introducing a range of densities and locations for high density housing, and through the pending inclusionary housing policy, the City expects more diverse housing options to promote housing mobility among existing and future residents. This RHNA sites strategy is expected to help disperse the concentration of minority population.

The distribution of the sites for the inventory This distribution can be seen in relation to minority concentration by block group in Figure D-3. The proposed February 2026 amendment to the General Plan would have minimal impact on the distribution of RHNA units by racial/ethnic minority population from the initially adopted Housing Element. The new sites inventory based on the proposed amendment is reflected in the table below.

Table D-3: RHNA Unit Distribution by % Minority Concentration

% Minority Concentration	Lower	Moderate	AM	Total Units
<= 20%	0.0%	0.0%	0.0%	0.0%
21 - 40%	43.3%	58.9%	44.9%	47.8%
41 - 60%	56.7%	41.1%	55.1%	52.2%
61 - 80%	0.0%	0.0%	0.0%	0.0%
> 81%	0.0%	0.0%	0.0%	0.0%
Total	1375	683	508	2566

Figure D-3: RHNA Unit Distribution by % of Minority Concentration – North of 190th

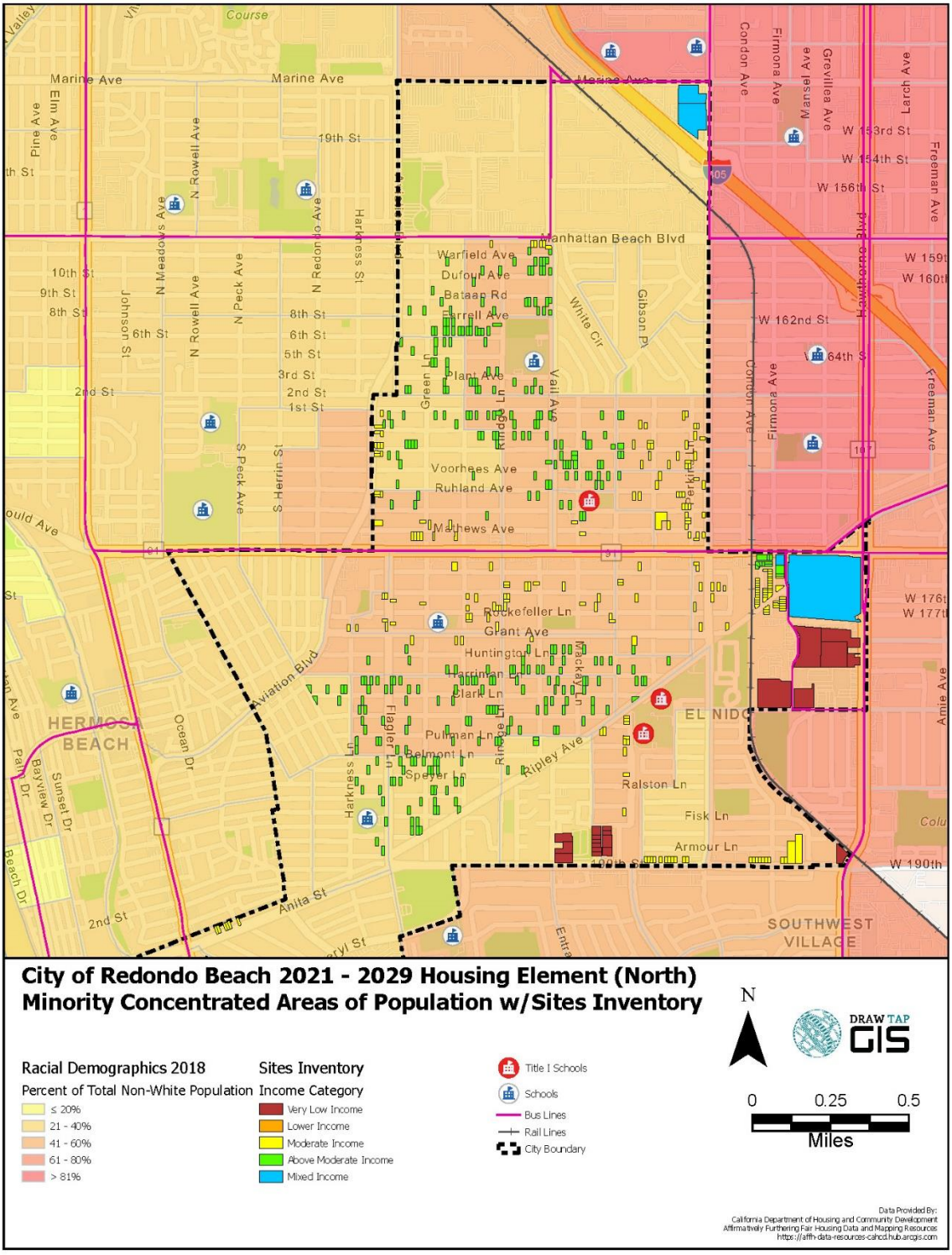
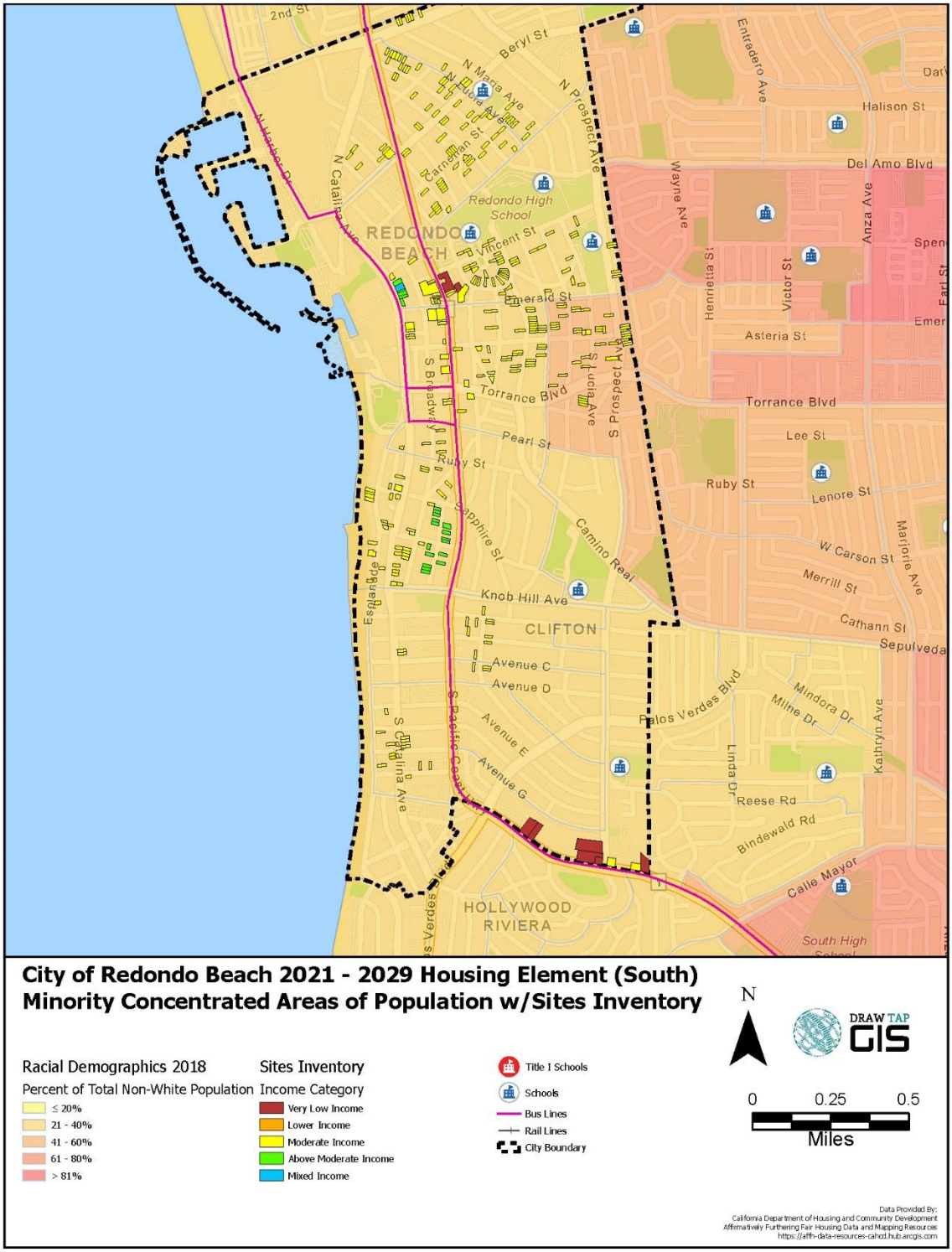


Figure D-4: RHNA Unit Distribution by % of Minority Concentration – South of 190th



2. Persons with Disabilities

According to 2015-2019 ACS data, disabled persons make up approximately 6.5 percent of the population in Redondo Beach. Between 2015 and 2019, 45 percent of the City's population with disabilities was made up of residents aged 65 and older, while 51 percent were aged 18 to 64. Of the residents 65 years and older, ambulatory, hearing and independent living difficulties were prevalent. In Los Angeles County, about 15 percent of the population has a disability. The 2021 County Health Rankings in Figure D-5 show that in the region surrounding the City, concentrations of persons with disabilities range between 10 and 20 percent per tract to 20 and 30 percent. In the community of Westmont and in Long Beach, there are aa few tracts with higher percentages of persons with disabilities. Within Redondo Beach, there is no concentration of persons with disabilities as all tracts within the City have a population with a disability ranging from 10 to 20 percent (Figure D-6).

Redondo Beach's RHNA units are not disproportionately concentrated in areas that have more persons with disabilities as all tracts in the City have 10 to 20 percent of the population being persons with a disability.

The housing needs of disabled persons in Redondo Beach are of particular importance because as a built-out community, about 66 percent of the City's housing units were more than 40 years old and another 25 percent reaching at least 30 years old during this Housing Element planning period. Therefore, the majority of the City's housing stock does not comply with the Americans with Disabilities Act for accessibility. Housing options for persons with disabilities in the community are limited.

Figure D-5: Percent Population with Disabilities in the Region

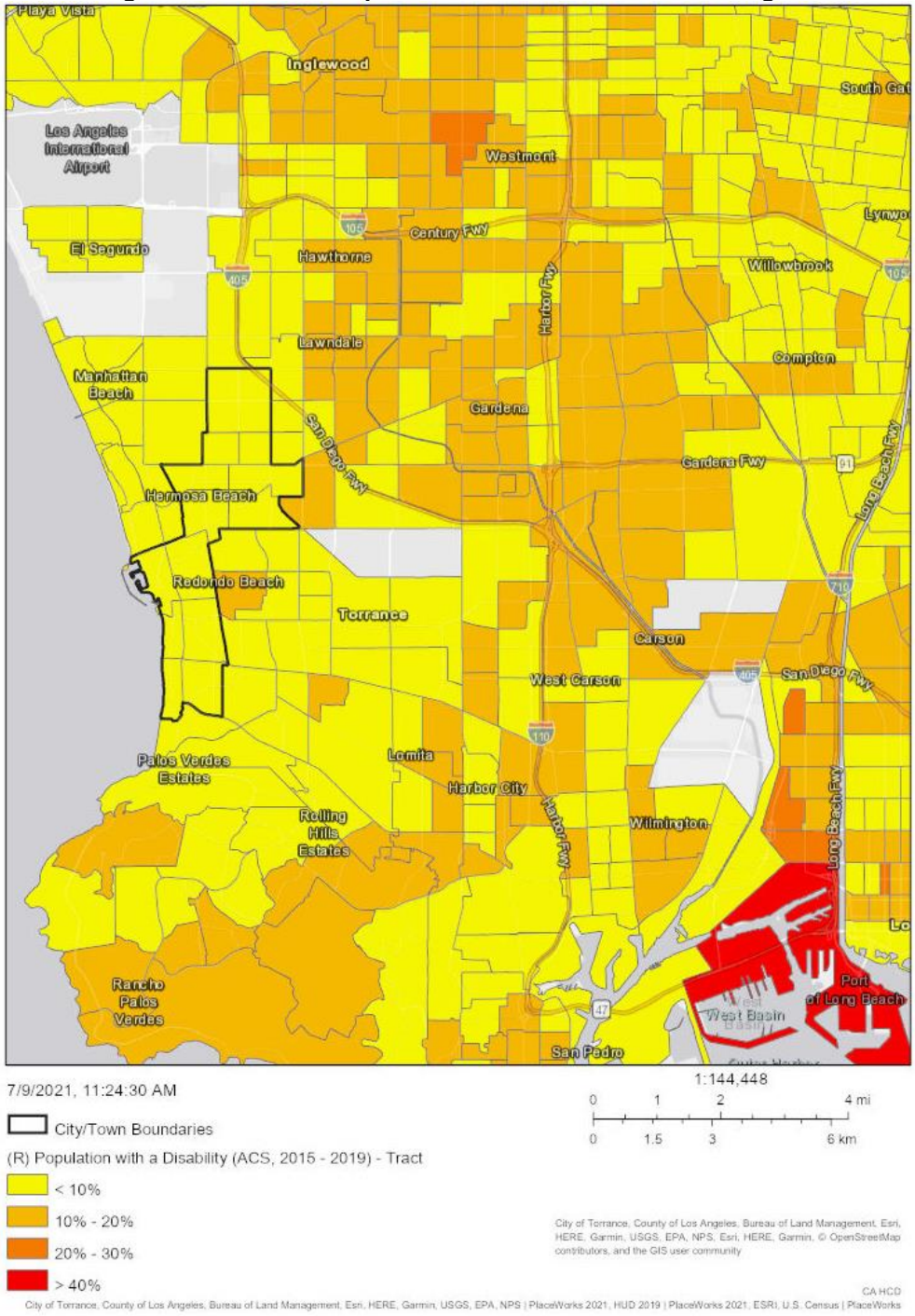


Figure D-6: Percent Population with Disabilities in Redondo Beach and Distribution of RHNA – North of 190th

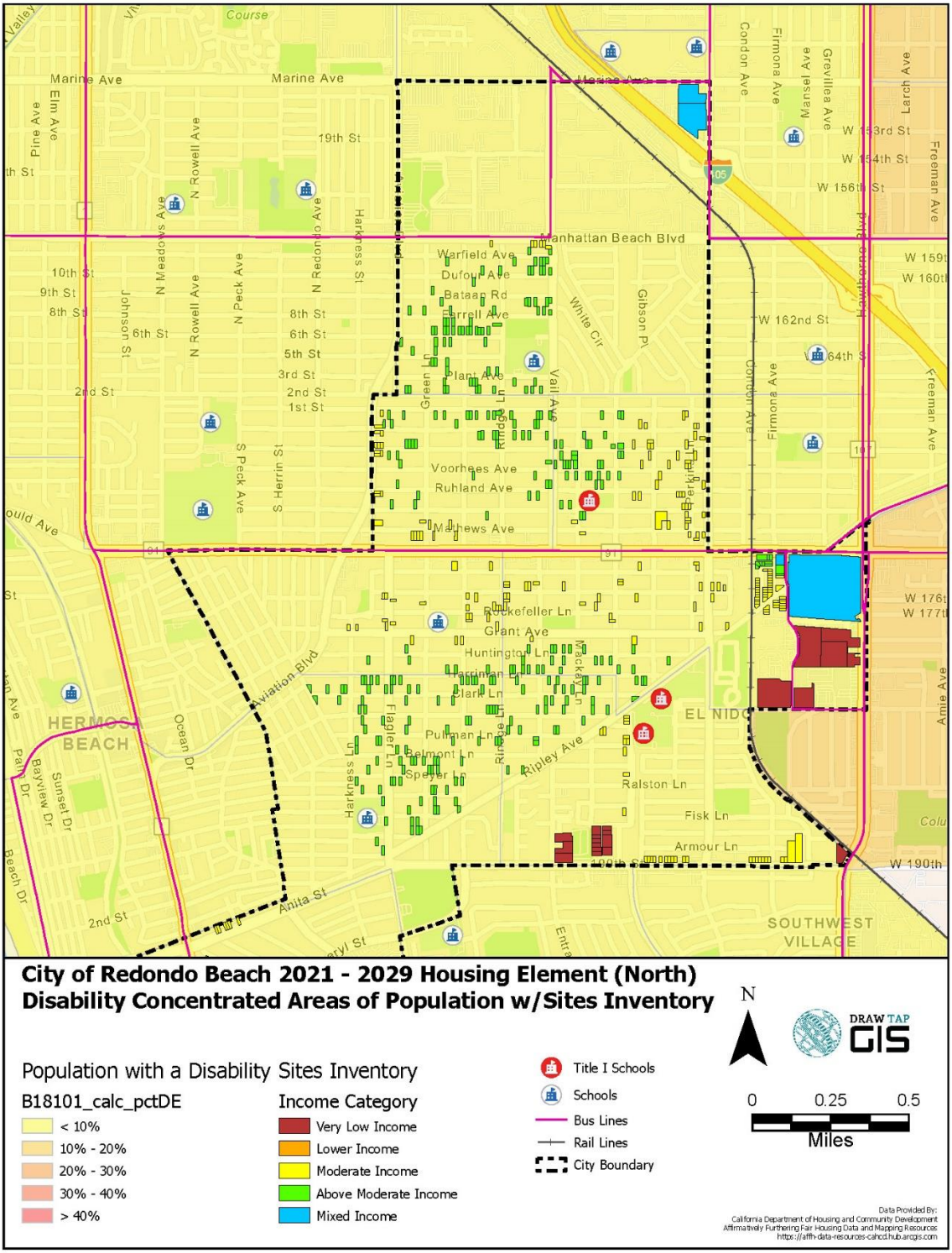
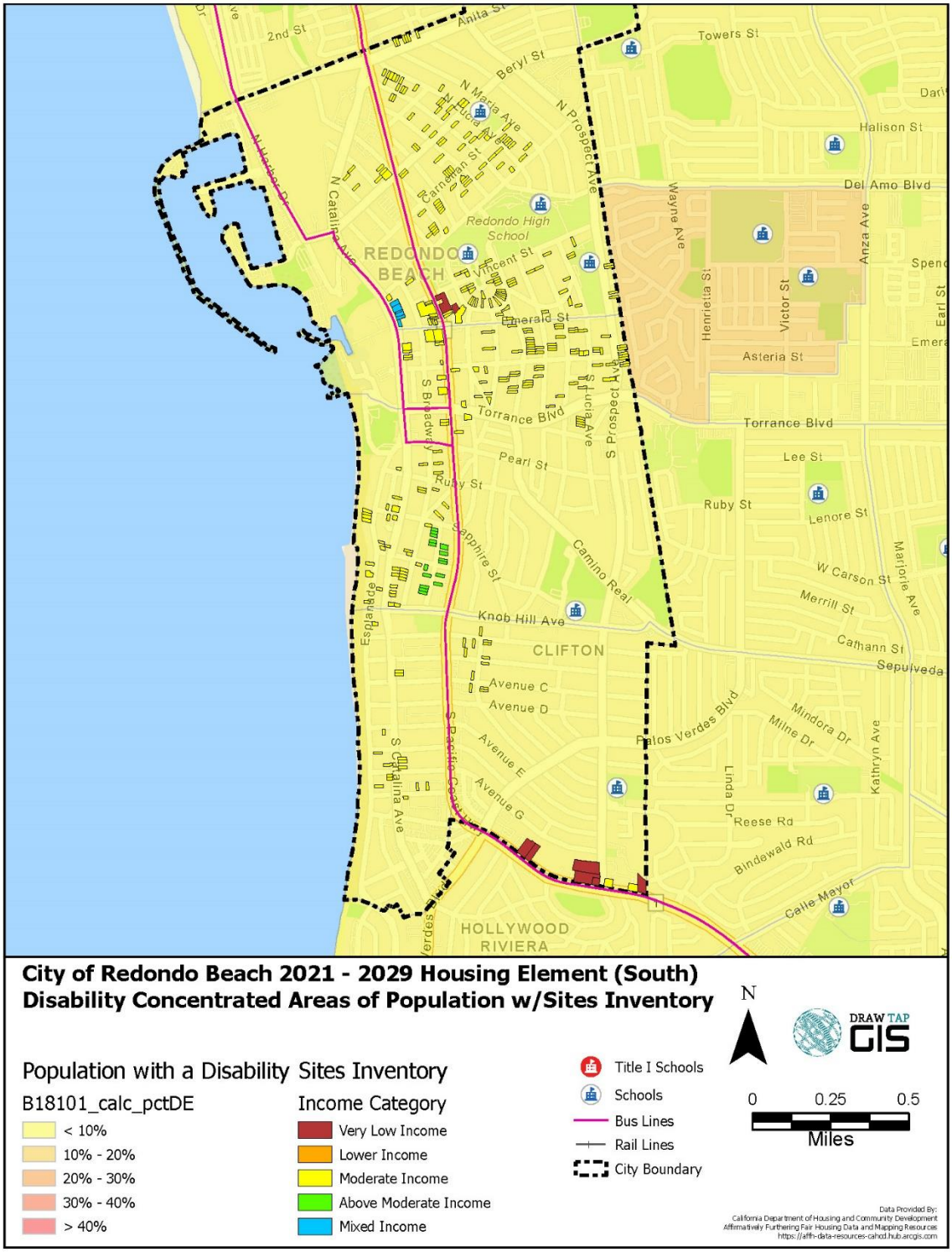


Figure D-7: Percent Population with Disabilities in Redondo Beach and Distribution of RHNA – South of 190th



3. Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the martial status of the head of households. According to the HCD AB686/AFFH data tool maps (Figure D-8), there are a few areas with a small concentration of households with adults living alone in the City. Adults living with their spouse are spread evenly throughout the City, where the population of adults living with their spouse is 20 to 40 percent in the majority of the City (Figure D-9).

Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Single parent households are also protected by fair housing law. As shown in Table D-4, 29 percent of Redondo Beach households are families with children. The City's share of families with children is slightly higher that the County overall. According to the HCD AFFH map in Figure D-10, children in married households are very spread out through the City. The percent of households with children in most tracts is above 80 percent, probably due to the housing types available. The City's RHNA units are spread among census tracts with 60 to 80 percent and more than 80 percent of the population being children in married-couple households (Table D-5). A higher proportion of lower income RHNA units are located in areas with lower proportions of families with children. New units can offer a range of housing choices including townhomes, condos, and apartments, with the opportunity to diversify the existing neighborhoods by introducing younger households, which may not have children and are of lower incomes. Higher density housing offers opportunities for more affordable housing options.

Table D-4: Household Characteristics

Jurisdiction	% Families	% Families with Children	% Female-Headed Households with Children
Redondo Beach	60.9%	29.0%	7.6%
Los Angeles County	66.6%	28.2%	6.4%

Source: 2015-2019 ACS.

Table D-5: RHNA Unit Distribution by % Children in Married-Couple Households

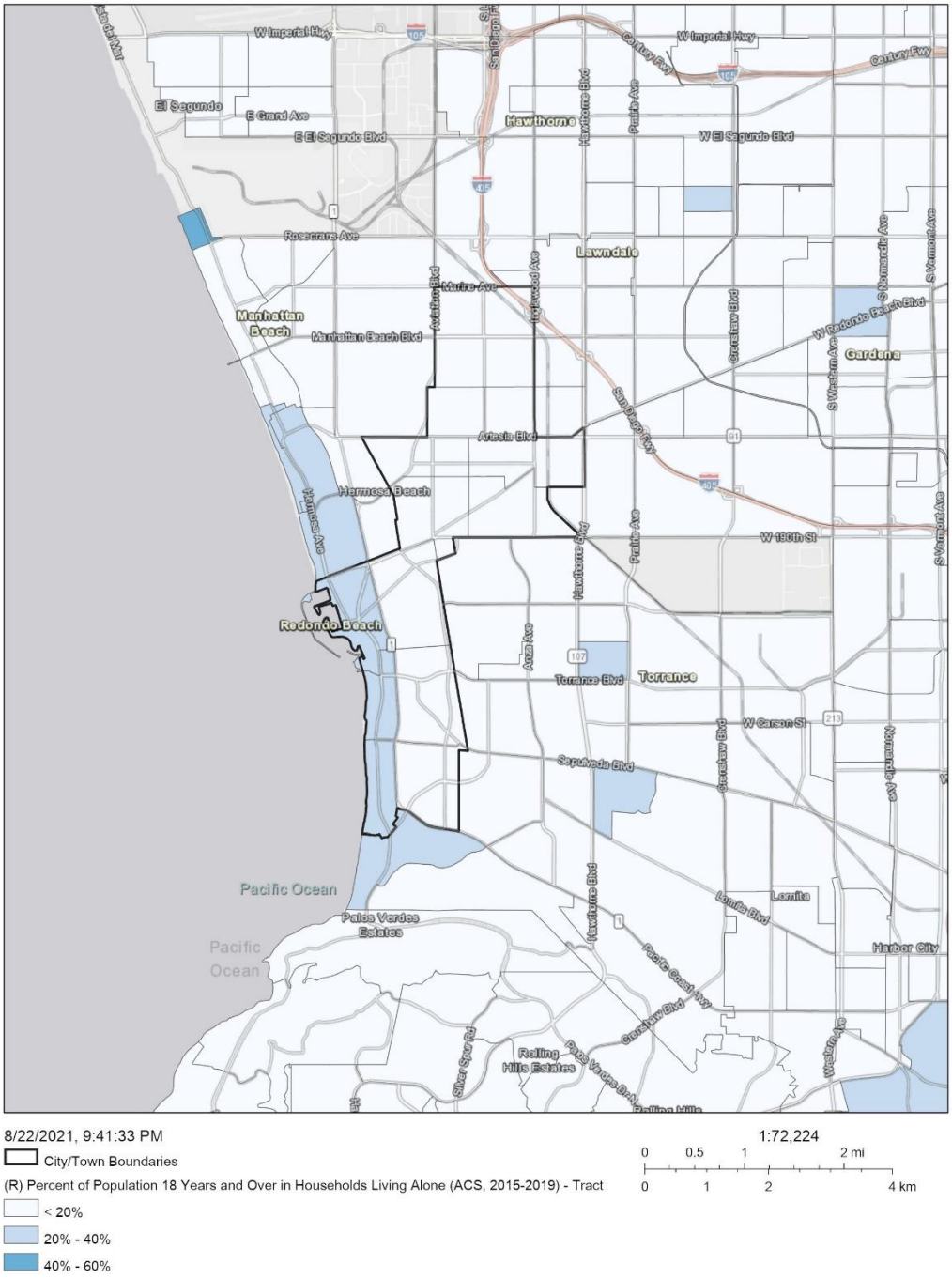
% Children in Married-Couple HH	Lower	Moderate	AM	Total Units
< 20%	0.0%	0.0%	0.0%	0.0%
20% - 40%	0.0%	0.0%	0.0%	0.0%
40% - 60%	0.0%	0.0%	0.0%	0.0%
60% - 80%	71.2%	32.1%	55.3%	57.9%
> 80%	28.8%	67.9%	44.7%	42.1%
Total Units	1,458	683	646	2,787

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. In Redondo Beach, female headed households with children are not concentrated in any census tracts (Figure D-12). An estimated 12 percent of Redondo Beach households were headed by single parents, with or without children, in 2019. The large majority of the single parent households were headed by females (64 percent). According to the 2015-2019 ACS, five percent of the female-headed households with children had incomes below the poverty level. The City's RHNA sites are all located in the census tracts with less than 20 percent of children in female-headed households (Table D-6). The proposed February 2026 amendment to the General Plan would have minimal impact on the distribution of RHNA units by familial status population from the initially adopted Housing Element. The new sites inventory based on the proposed amendment is reflected in the table below.

Table D-6: RHNA Unit Distribution by % Children in Female-Headed Households

% Children in Female-Headed HH	Lower	Moderate	AM	Total Units
< 20%	100.0%	100.0%	100.0%	100.0%
20% - 40%	0.0%	0.0%	0.0%	0.0%
40% - 60%	0.0%	0.0%	0.0%	0.0%
60% - 80%	0.0%	0.0%	0.0%	0.0%
> 80%	0.0%	0.0%	0.0%	0.0%
Total Units	1375	683	508	2566

Figure D-8: Percent Population of Adults Living Alone



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City/Town Boundaries

(R) Percent of Population 18 Years and Over in Households Living Alone (ACS, 2015-2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%

1:72,224

0 0.5 1 2 mi

0 1 2 4 km

City of Torrance, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

Figure D-9: Percent Population of Adults Living with their Spouse

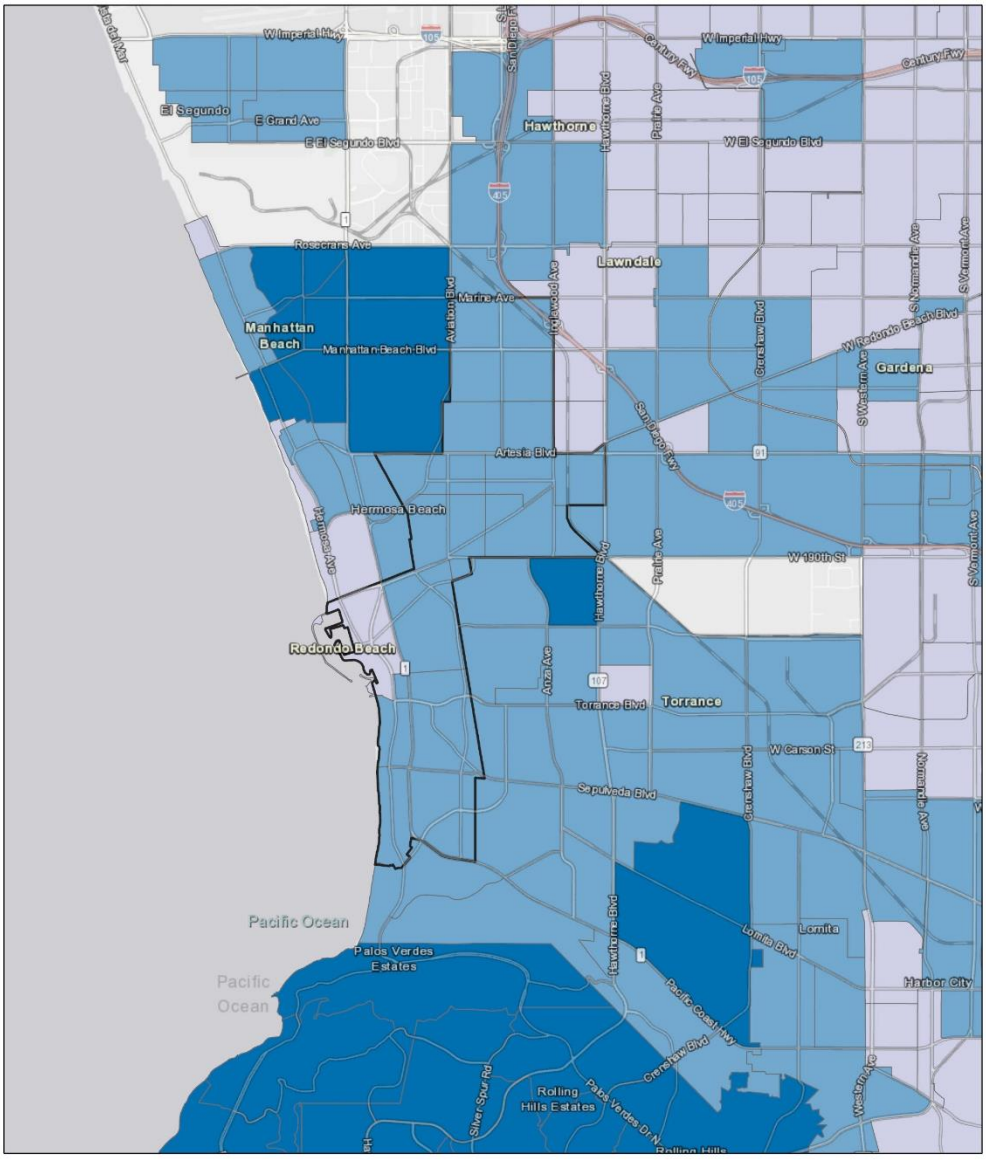


Figure D-10: Percent of Children in Married Couple Households and RHNA Distribution – North of 190th

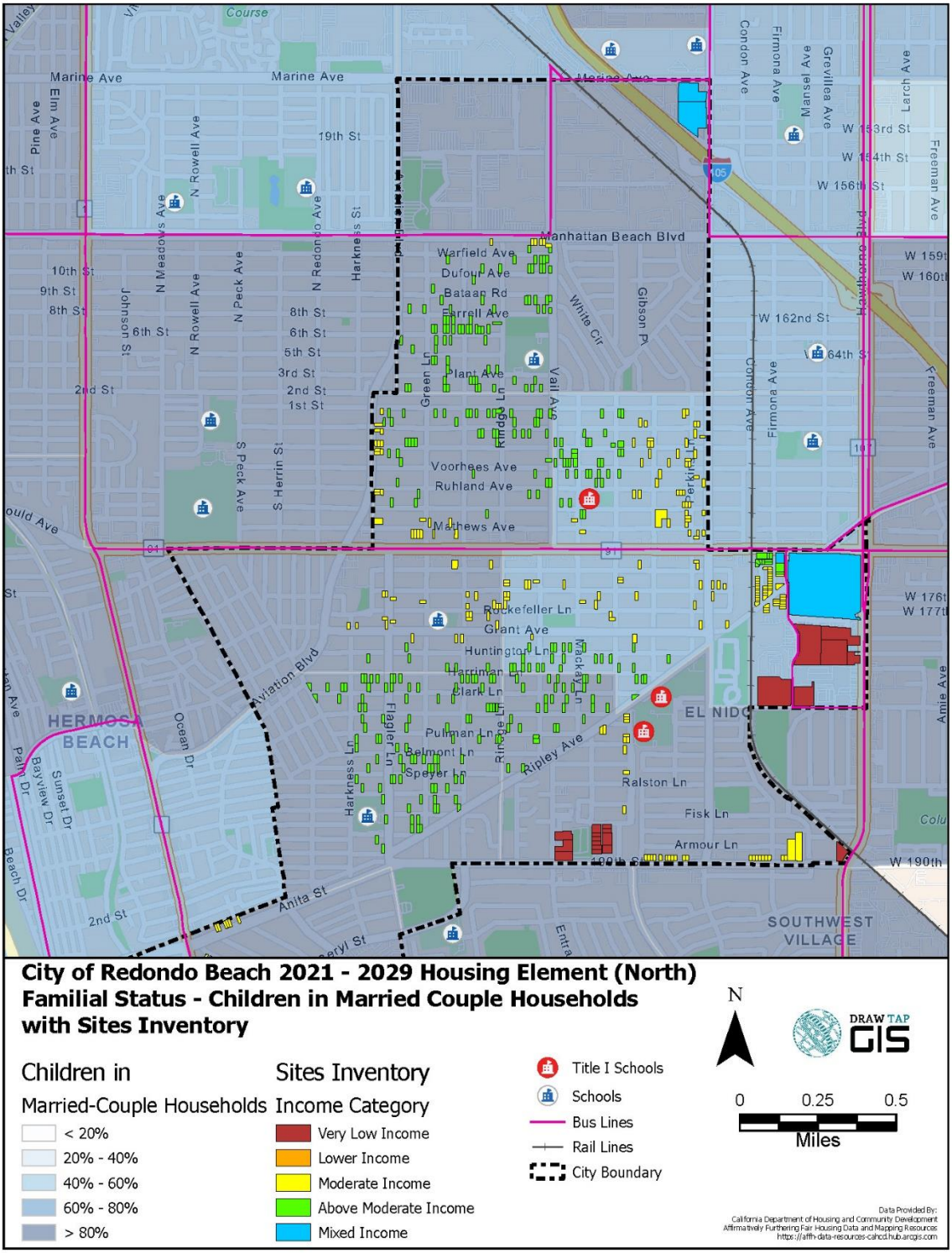


Figure D-11: Percent of Children in Married Couple Households and RHNA Distribution – South of 190th

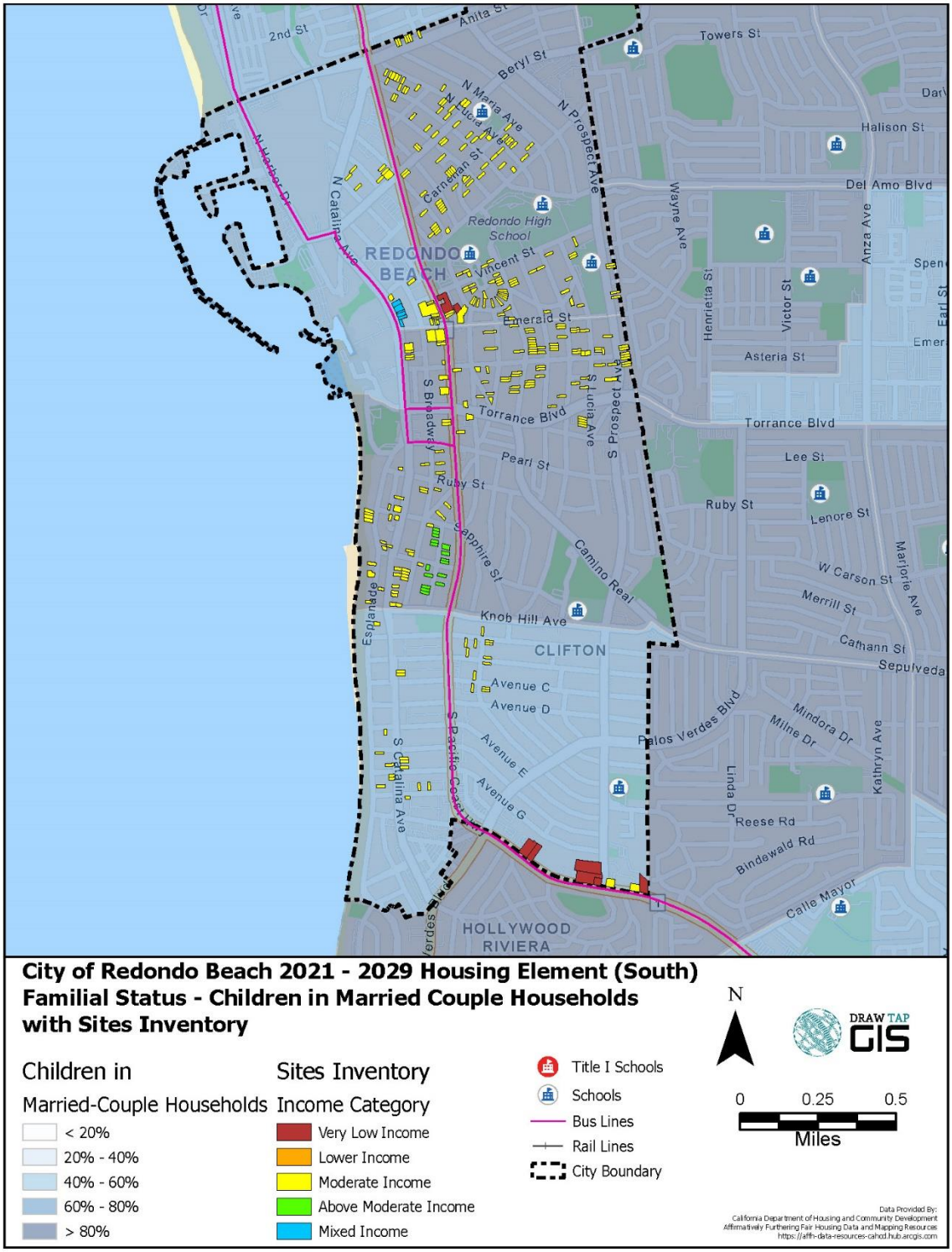


Figure D-12: Percent of Children in Single Female-Headed Households and RHNA Distribution – North of 190th

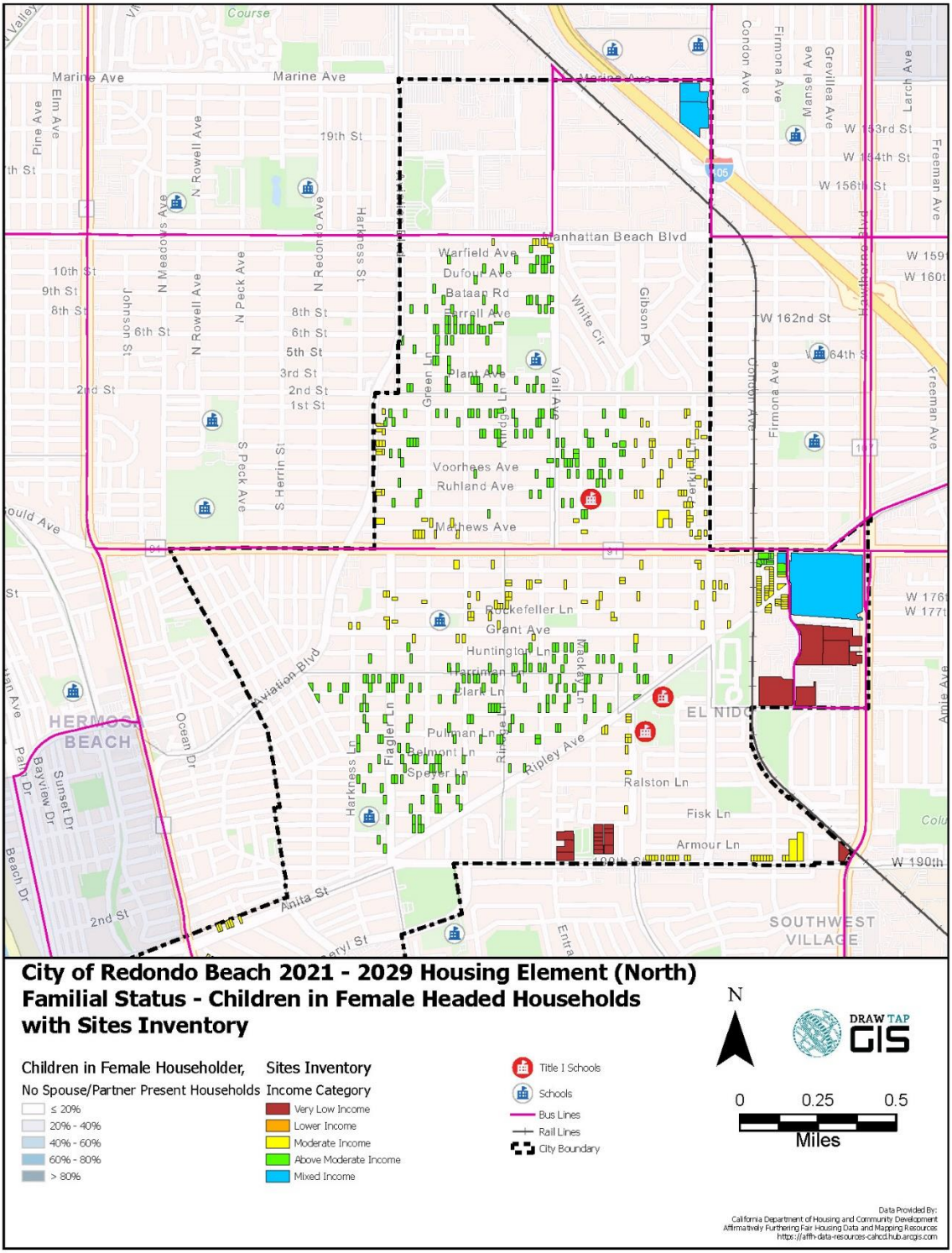
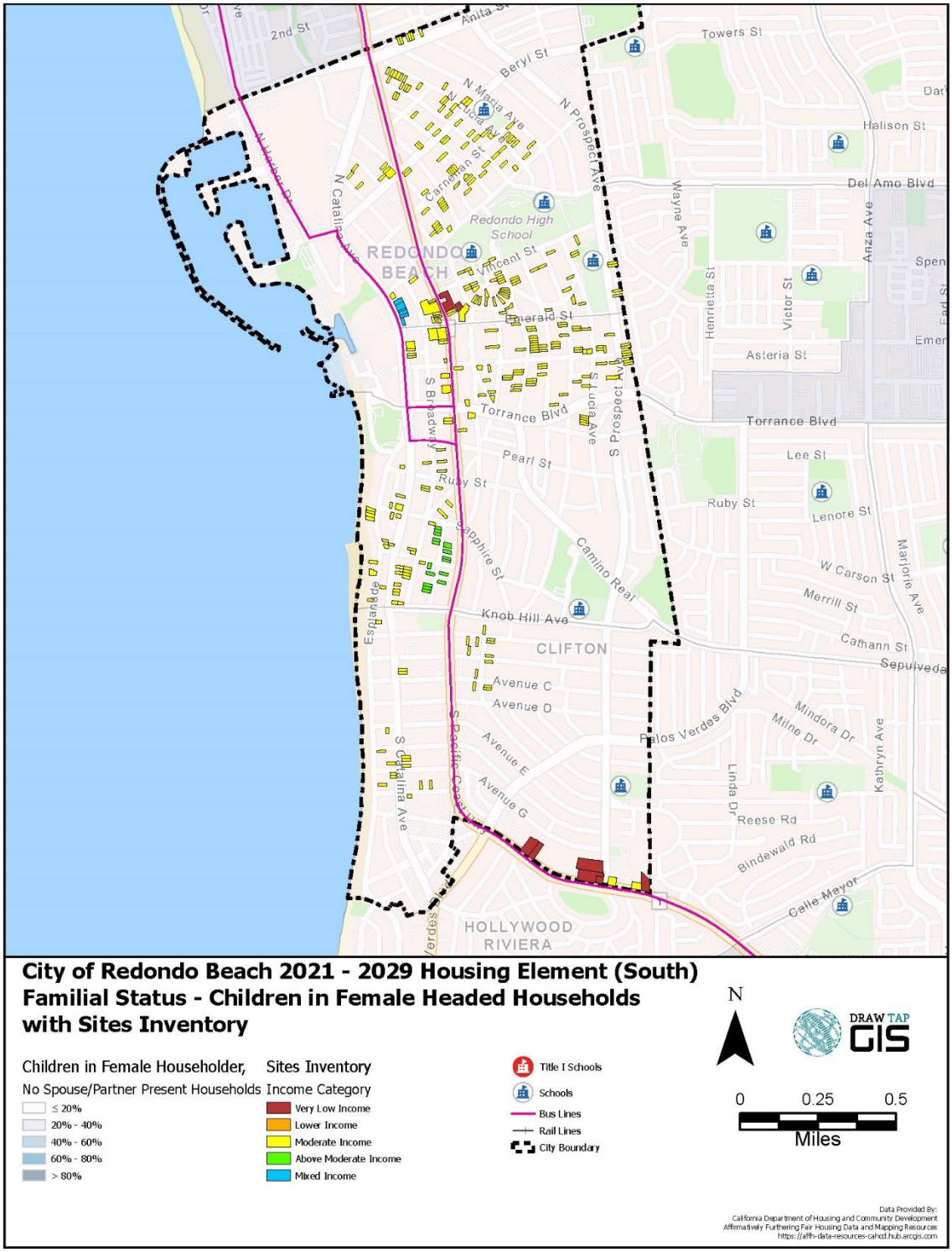


Figure D-13: Percent of Children in Single Female-Headed Households and RHNA Distribution – South of 190th



4. Income Level

Household incomes in Redondo Beach tend to be substantially higher than many cities in the region as a whole. Median household income in the City was $113,499 in 2019, compared to the Los Angeles County median household income of $72,797.

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. Figure D-14 shows the Lower and Moderate Income (LMI) areas in the surrounding region by Census block group. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). LMI areas are concentrated in areas outside of Redondo Beach as it goes inland towards Downtown Los Angeles and towards the City of Long Beach. There are some areas of Redondo Beach considered LMI with the highest concentration of LMI population being 50 to 75 percent in two block groups (Figure D-15). The City's RHNA is spread out through block groups with different percentages of low to moderate income households but are mainly located in the block groups with a smaller percentage of LMI households (Table D-7). The majority of the RHNA sites are located in areas with lower percentage of lower income households. New housing is primarily being accommodated in along commercial corridors where there is access to public transportation, services, and employment. Furthermore, as shown in the Section 2.2.4 of the Housing Element, the recently approved affordable housing projects are located throughout the City, including in northern, central, and southern Redondo Beach. The proposed February 2026 amendment to the General Plan would have minimal impact on the distribution of RHNA units by LMI household population from the initially adopted Housing Element. The new sites inventory based on the proposed amendment is reflected in the table below.

Table D-7: RHNA Unit Distribution by % LMI Households in Census Tract

% LMI HH	Lower	Moderate	AM	Total Units
< 25%	85.3%	45.4%	62.6%	70.2%
25% - 50%	14.7%	51.5%	37.4%	29.0%
50% - 75%	0.0%	3.1%	0.0%	0.8%
75% - 100%	0.0%	0.0%	0.0%	0.0%
Total Units	1375	683	508	2566

Figure D-14: Low and Moderate Income (LMI) areas in the Region

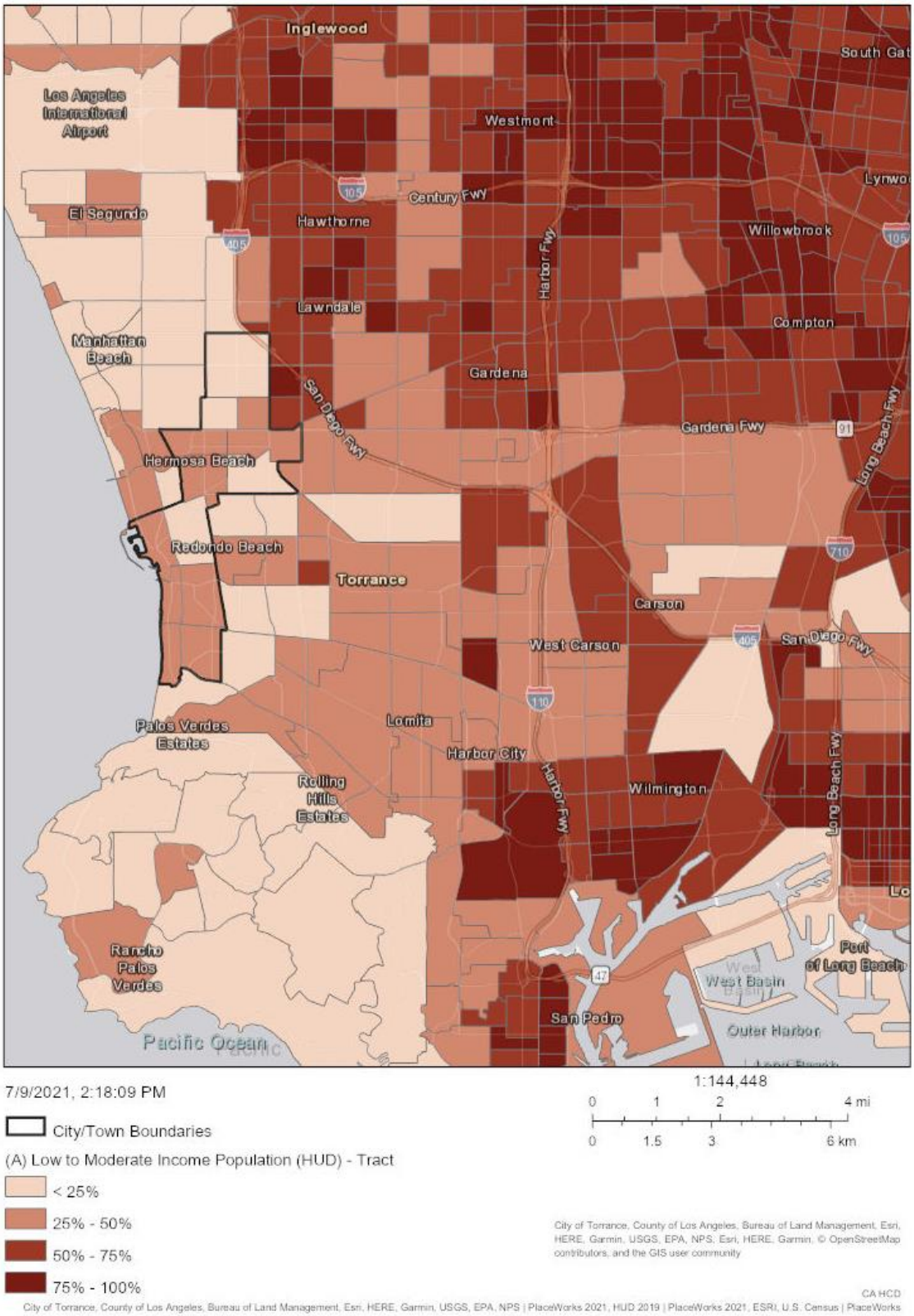


Figure D-15: Low and Moderate Income (LMI) Areas in Redondo Beach and RHNA Distribution – North of 190th

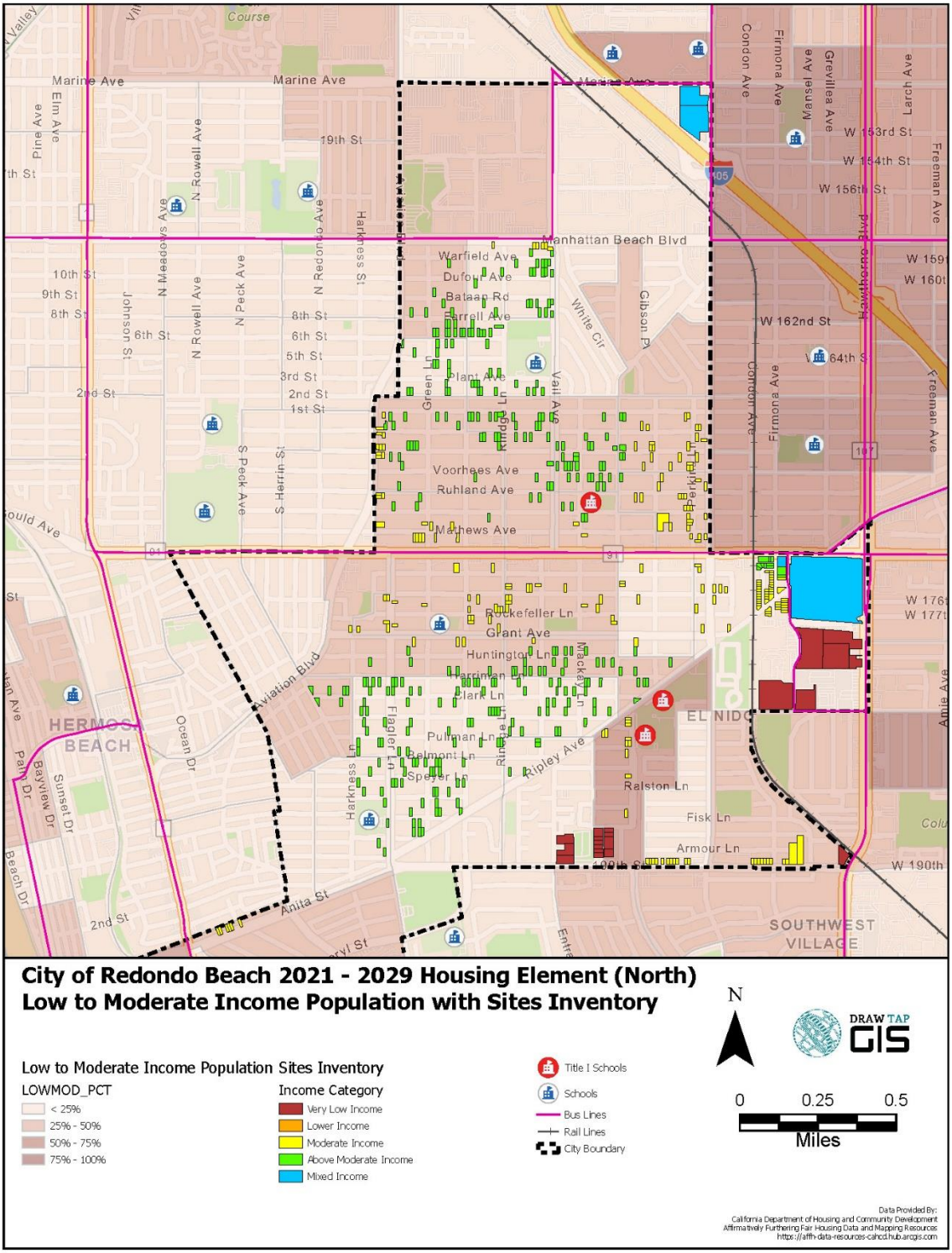
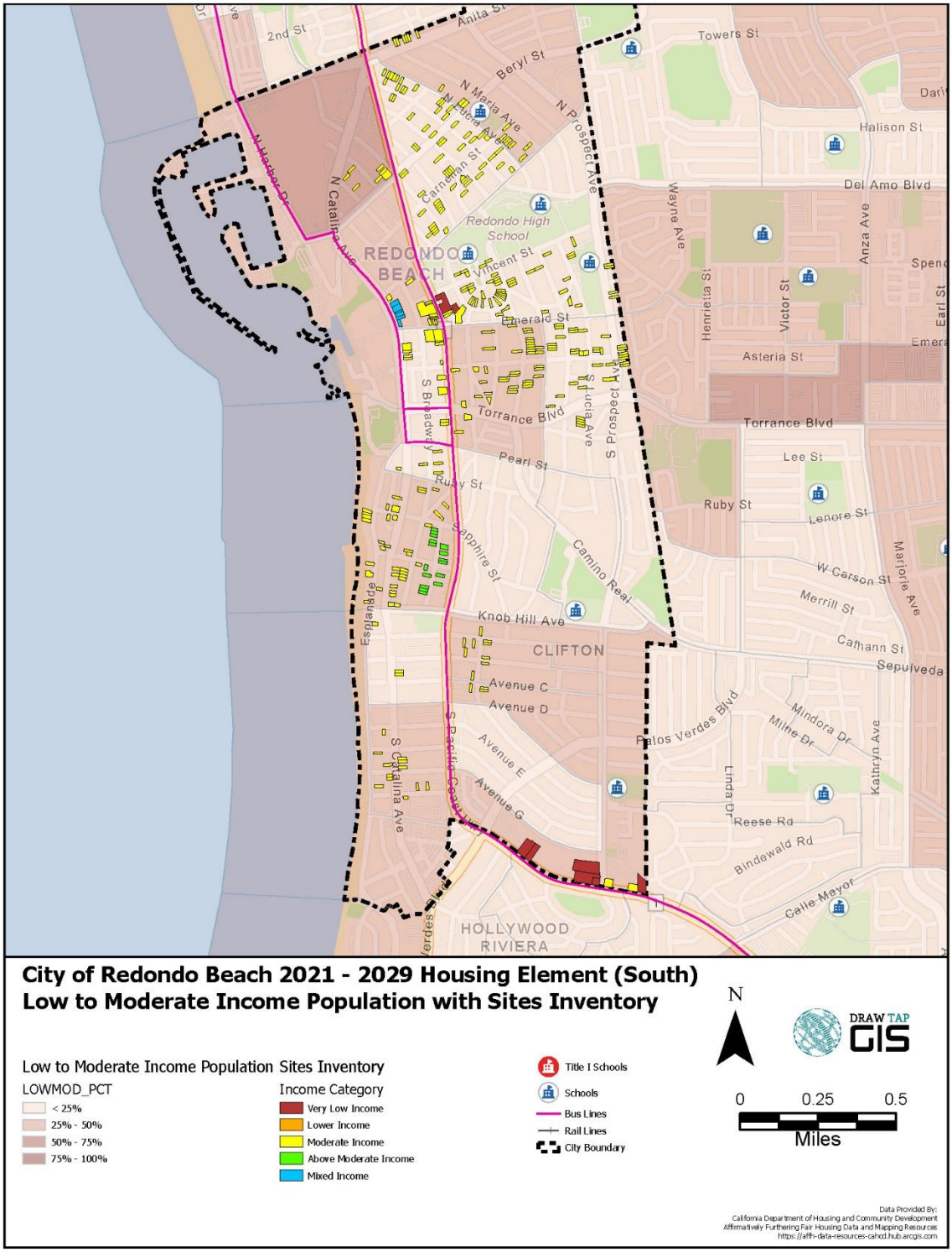


Figure D-16: Low and Moderate Income (LMI) Areas in Redondo Beach and RHNA Distribution – South of 190th

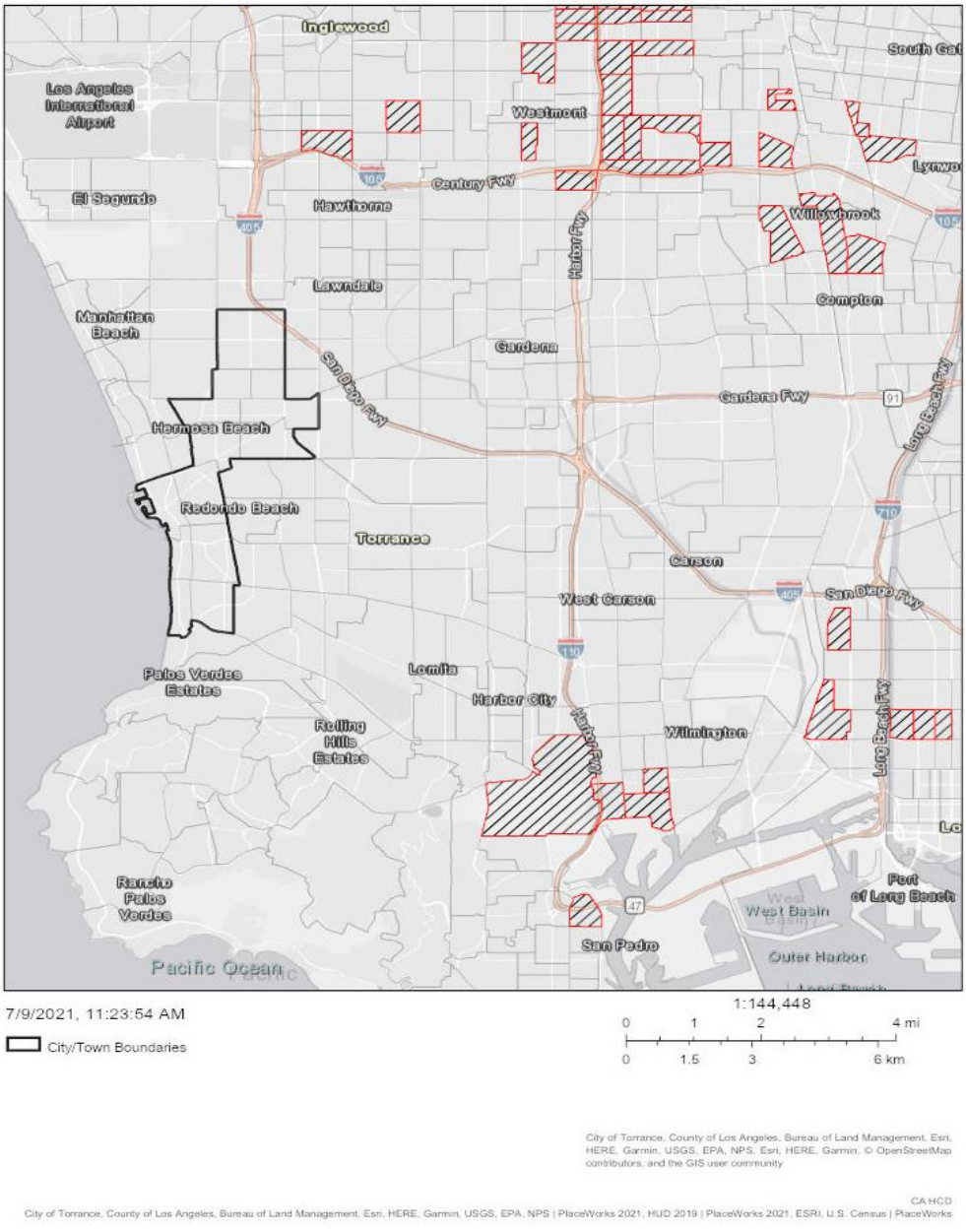


C. Racially and Ethnically Concentrated Areas

1. Racially/Ethnically Concentrated Areas of Poverty

In an effort to identify racially/ethnically-concentrated areas of poverty (RECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and has a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. In Los Angeles County, there are RECAPs scattered in small areas as one moves toward Downtown Los Angeles and then in the City of Long Beach (Figure D-17). There are no RECAPs in Redondo Beach.

Figure D-17: Racially Concentrated Areas of Poverty (RECAPs) in the Region



2. Racially Concentrated Areas of Affluence

While racially concentrated areas of poverty and segregation (RECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAA is defined as affluent, White communities. [7] According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities."

RCAAs have not been studied extensively nor has a standard definition been published by HCD or HUD, this fair housing assessment uses the percent White population and median household income as proxies to identify potential areas of affluence. As Figure D-18 and Figure D-19 show, census tracts with a large white population (over 50 percent) and highest median income make up most of the City. As Table D-8 shows, White households also tend to have higher median incomes than all households as seen in the County as a whole. In Redondo Beach, White households and all households in the City have higher median incomes than Lawndale, Torrance, and the County. Redondo Beach also has a very high proportion of white only residents compared to the neighboring Cities, especially Lawndale.

Table D-8: White Household Income and Percent Population

	Redondo Beach	Lawndale	Torrance	Los Angeles County
Median HH Income				
All Households	$113,499	$62,013	$93,492	$68,044
White alone	$114,103	$69,902	$93,760	$88,038
White Population	60.0%	14.6%	34%	25.9%

Source: 2015-2019 ACS.

7 Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.' Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-123).

Figure D-18: White Majority Population

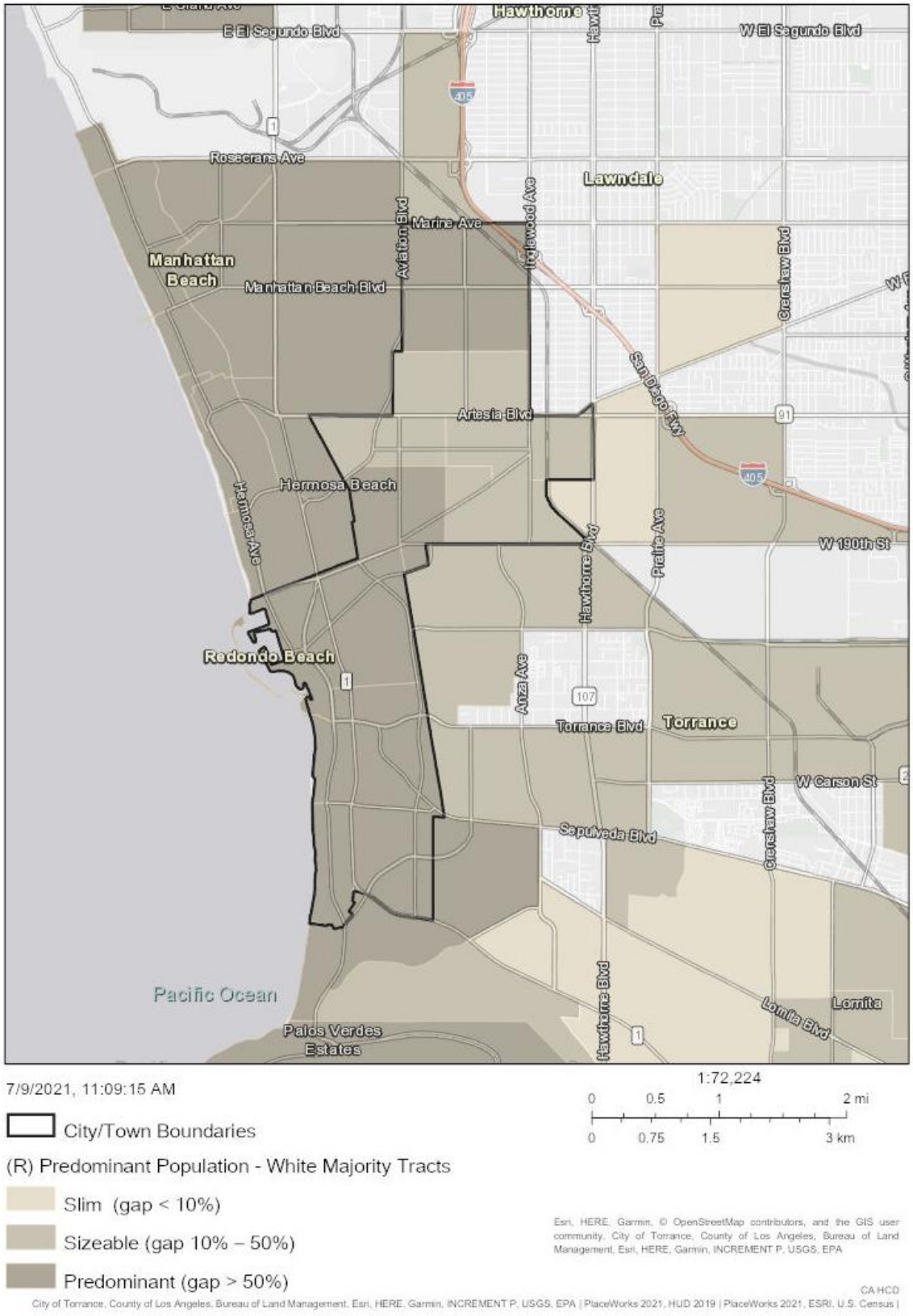
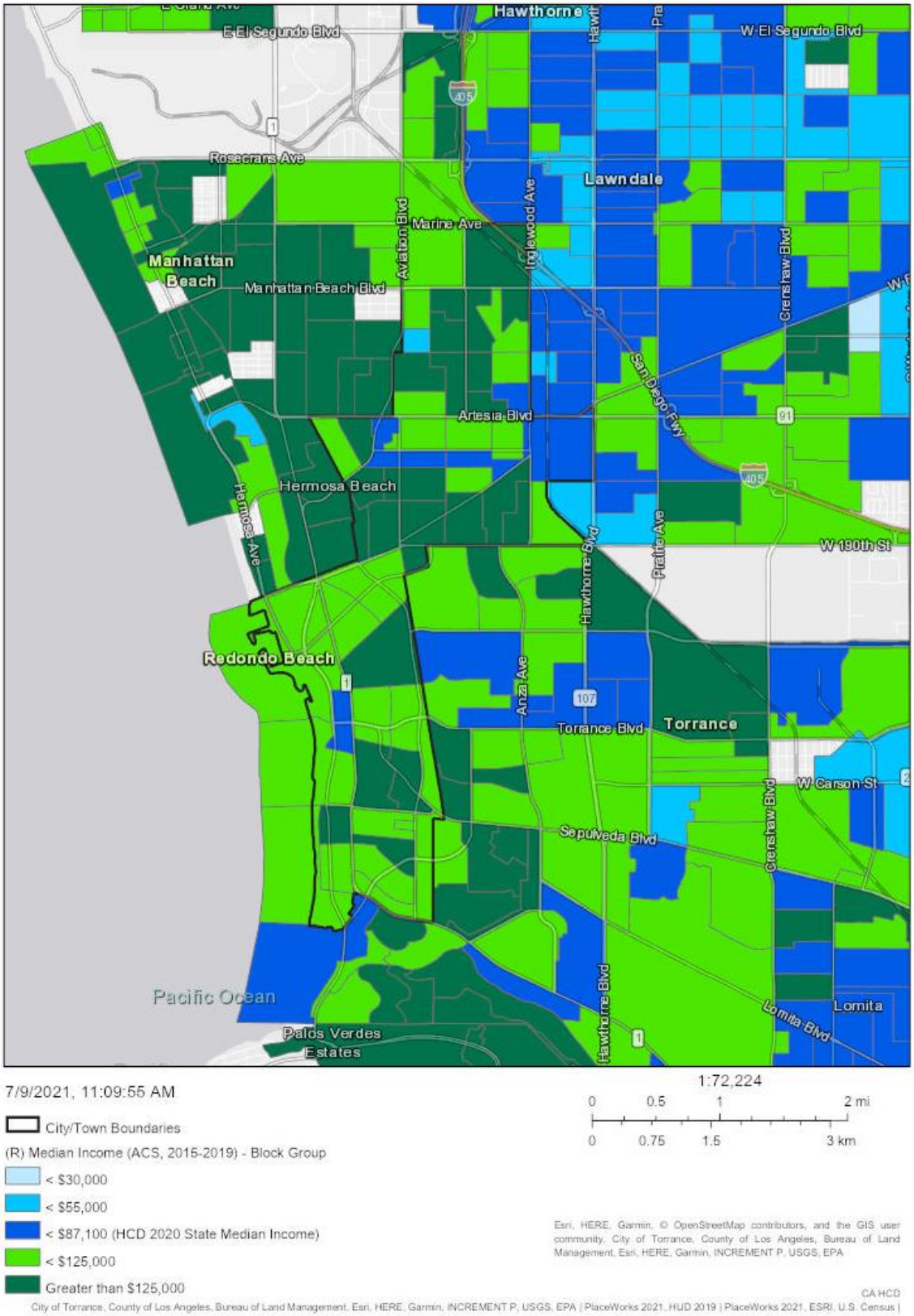


Figure D-19: Median Income



D. Access to Opportunities

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. Table D-9 shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

In Redondo Beach, most residents regardless of race/ethnicity has low poverty rates, great schools, high labor force participation and low cost transportation (Table D-9). The environmental scores for the City however are very low. With the City's proportion of Black and Native American residents being small there is little to no data available for these groups below the poverty level.

Redondo Beach residents, regardless of race or ethnicity, had better index scores compared to the County. The County did have better environmental scores as a whole.

Table D-9: Opportunity Indicators by Race/Ethnicity							
	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Redondo Beach							
Total Population							
White, Non-Hispanic	85.81	93.78	88.25	90.05	80.85	54.71	1.19
Black, Non-Hispanic	82.98	92.09	86.74	90.83	81.80	54.89	0.83
Hispanic	84.88	92.45	87.05	90.48	80.95	54.38	0.79
Asian or Pacific Islander, Non-Hispanic	85.18	92.89	87.07	90.51	81.17	54.98	0.92
Native American, Non-Hispanic	85.10	93.59	87.82	90.19	81.23	53.81	1.04
Population below federal poverty line							
White, Non-Hispanic	84.69	94.13	87.93	90.43	82.17	55.43	1.08
Black, Non-Hispanic	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Hispanic	83.20	93.36	86.57	90.73	82.00	52.47	0.54
Asian or Pacific Islander, Non-Hispanic	81.36	91.29	84.79	91.95	83.34	54.33	0.94
Native American, Non-Hispanic	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Los Angeles County							
Total Population							
White, Non-Hispanic	65.19	68.03	67.43	77.63	73.13	54.59	21.35
Black, Non-Hispanic	36.07	33.82	35.34	87.25	79.02	40.72	11.92
Hispanic	35.53	39.72	35.73	86.48	77.78	43.70	12.36
Asian or Pacific Islander, Non-Hispanic	55.03	61.94	57.64	85.13	75.98	51.11	13.13
Native American, Non-Hispanic	48.40	50.70	48.58	81.04	75.36	45.88	17.68
Population below federal poverty line							
White, Non-Hispanic	53.66	60.62	59.62	83.19	78.51	56.98	18.46
Black, Non-Hispanic	24.12	28.03	26.41	88.34	81.07	36.90	11.74
Hispanic	25.05	33.70	29.50	89.09	80.94	44.63	10.63
Asian or Pacific Islander, Non-Hispanic	45.45	57.59	51.41	88.58	80.61	52.88	11.05
Native American, Non-Hispanic	33.63	39.10	36.05	84.43	78.22	47.65	16.22

Source: Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool (AFFH-T), 2020.

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to "provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD)." The Task force has created Opportunity Maps to identify resources levels across the state "to accompany new policies aimed at increasing access to high opportunity areas for families with children

in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)". These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Higher composite scores mean higher resources. Table D-10 shows the full list of indicators that go into the calculation of the index scores.

Table D-10: Domains and List of Indicators for Opportunity Maps	
Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 4.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020.	

The following opportunity map scores are for the census tracts that make up Redondo Beach (Table D-11). Consistent with the HUD's R/ECAP database, there are no areas of high segregation and poverty in the City. All of the City's census tracts are of highest resource so all of the City's RHNA units are also in the highest resource areas. Opportunity map scores by Census tract and RHNA unit distribution are presented in Figure D-20. The distribution of the sites inventory has allowed the City to provide feasible sites that can facilitate lower income housing in locations that have great access to transit by locating RHNA sites along the City's transportation corridors, freeway access, and transit stations. Economic, environmental, and education scores for the City are further detailed below.

Table D-11: Domains and List of Indicators for Opportunity Maps					
Census Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index Score	Final Category
6037620501	0.89	0.78	0.83	0.67	Highest Resource
6037620522	0.83	0.95	0.97	0.95	Highest Resource
6037620601	0.77	0.87	0.94	0.75	Highest Resource
6037620602	0.82	0.78	0.95	0.8	Highest Resource
6037620701	0.93	0.90	0.99	1.14	Highest Resource
6037620702	0.90	0.85	0.98	0.99	Highest Resource
6037621201	0.91	0.79	0.98	0.98	Highest Resource
6037621204	0.91	0.89	0.98	1.02	Highest Resource
6037621204	0.91	0.89	0.98	1.02	Highest Resource
6037621324	0.89	0.90	0.99	1.03	Highest Resource
6037621326	0.95	0.92	0.98	1.15	Highest Resource
6037621400	0.91	0.91	0.99	1.07	Highest Resource
6037621301	0.89	0.86	0.99	1.03	Highest Resource
Source: California Fair Housing Task Force, TCAC/HCD Opportunity Maps, 2021 Statewide Summary Table. December 2020.					

Figure D-20: Opportunity Score by Census Tract and RHNA Distribution – North of 190th

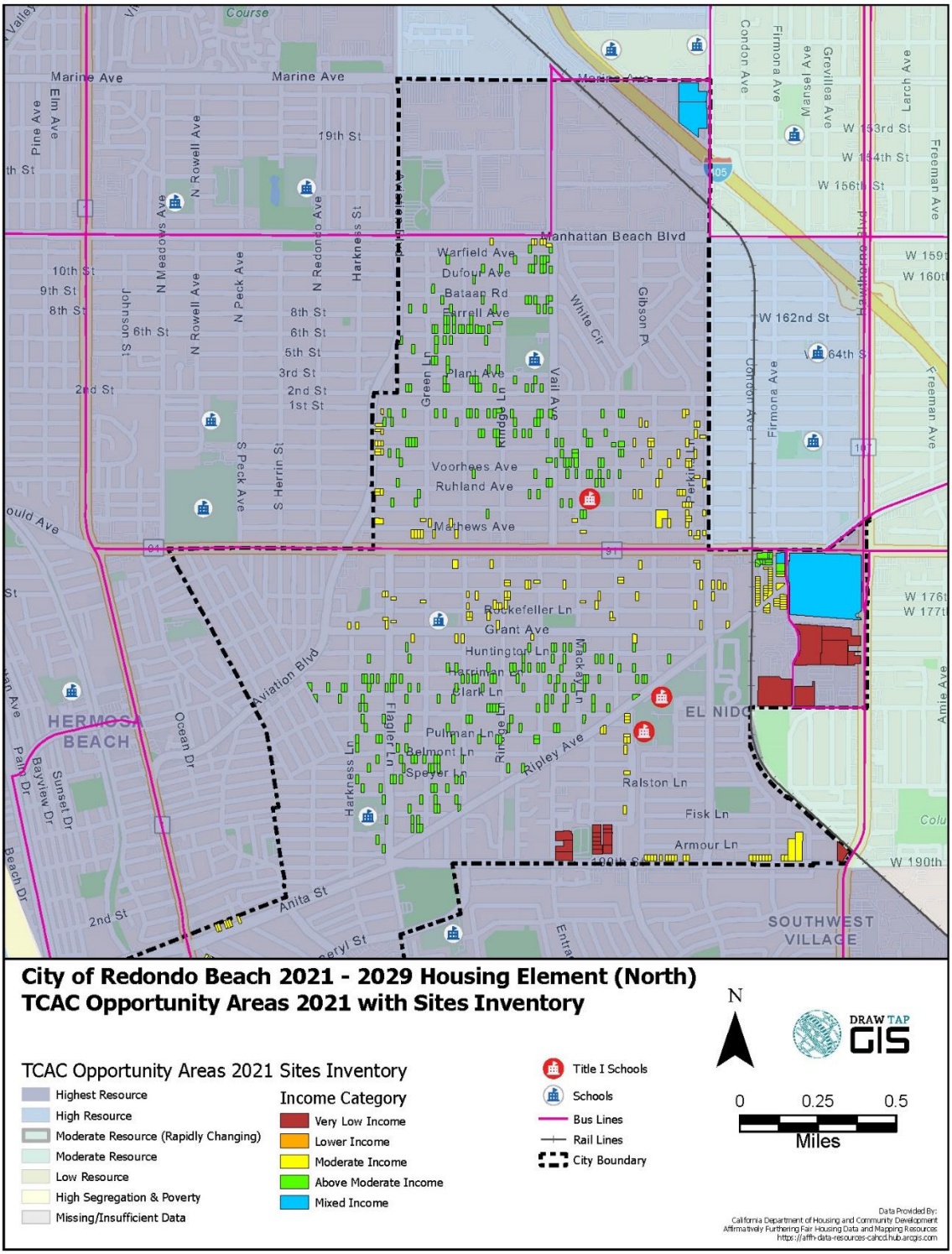
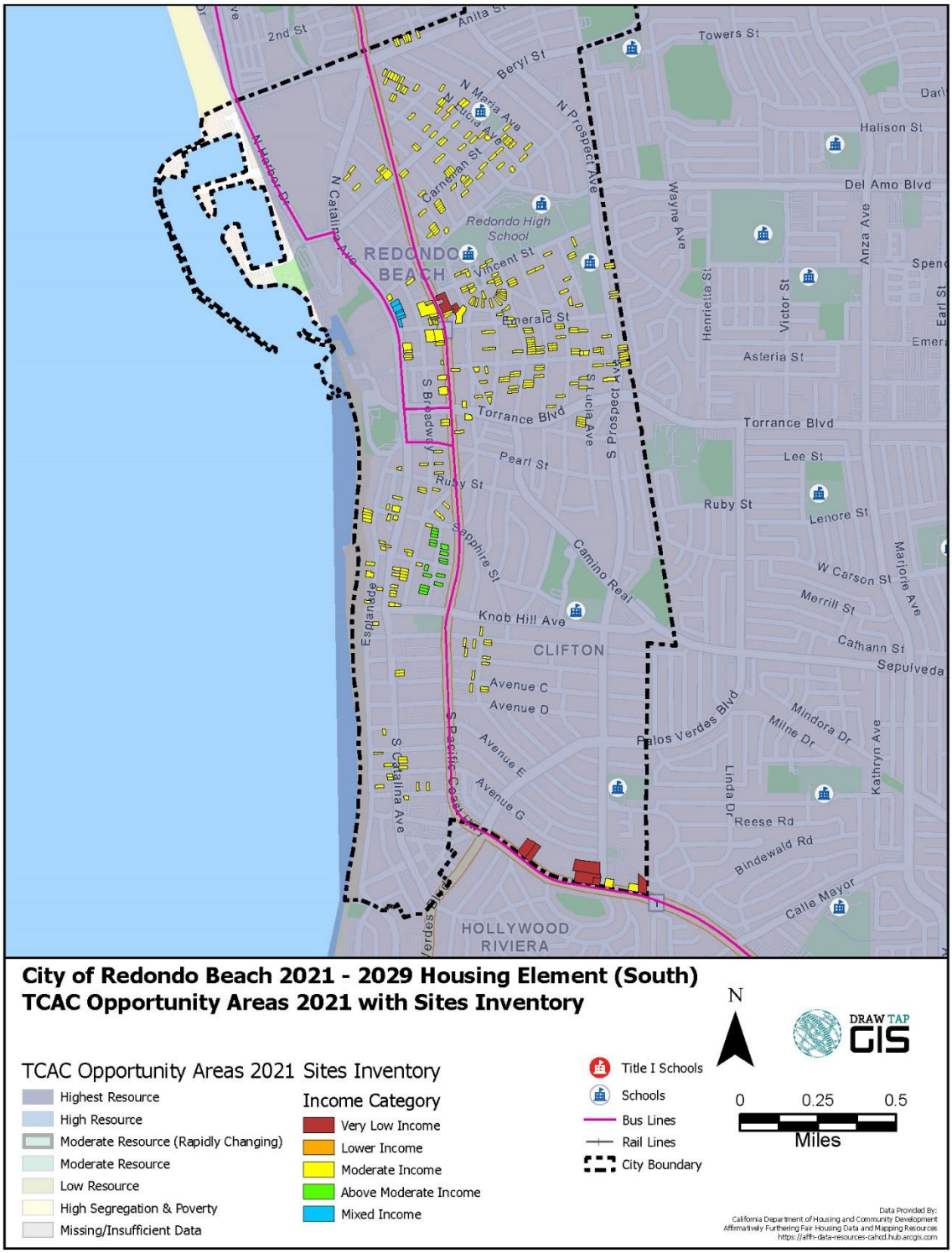


Figure D-21: Opportunity Score by Census Tract and RHNA Distribution – South of 190th



1. Education

Five out of 13 schools in Redondo Beach are designated as a Title 1 school. The schools are Adams Middle, Beryl Heights Elementary, Madison Elementary, Patricia Dreizler Continuation High, and Redondo Beach Learning Academy. These schools coordinate and integrate resources and services from federal, state, and local sources.

To be considered for Title 1 school funds, at least 40 percent of the students must be considered low-income. Kidsdata.org, a program of the Lucile Packard Foundation for Children's Health, estimated that only 4.2 percent of children aged 0-17 in Redondo Beach were living in low-income working families between 2012 and 2016. [8]

Kidsdata.org also reported that in 2019, 19 percent of students are considered high-need (i.e. those who are eligible for free or reduced price school meals, are English Learners, or are foster youth—as reported in the Unduplicated Pupil Count) compared to 71.2 percent of students in the County.

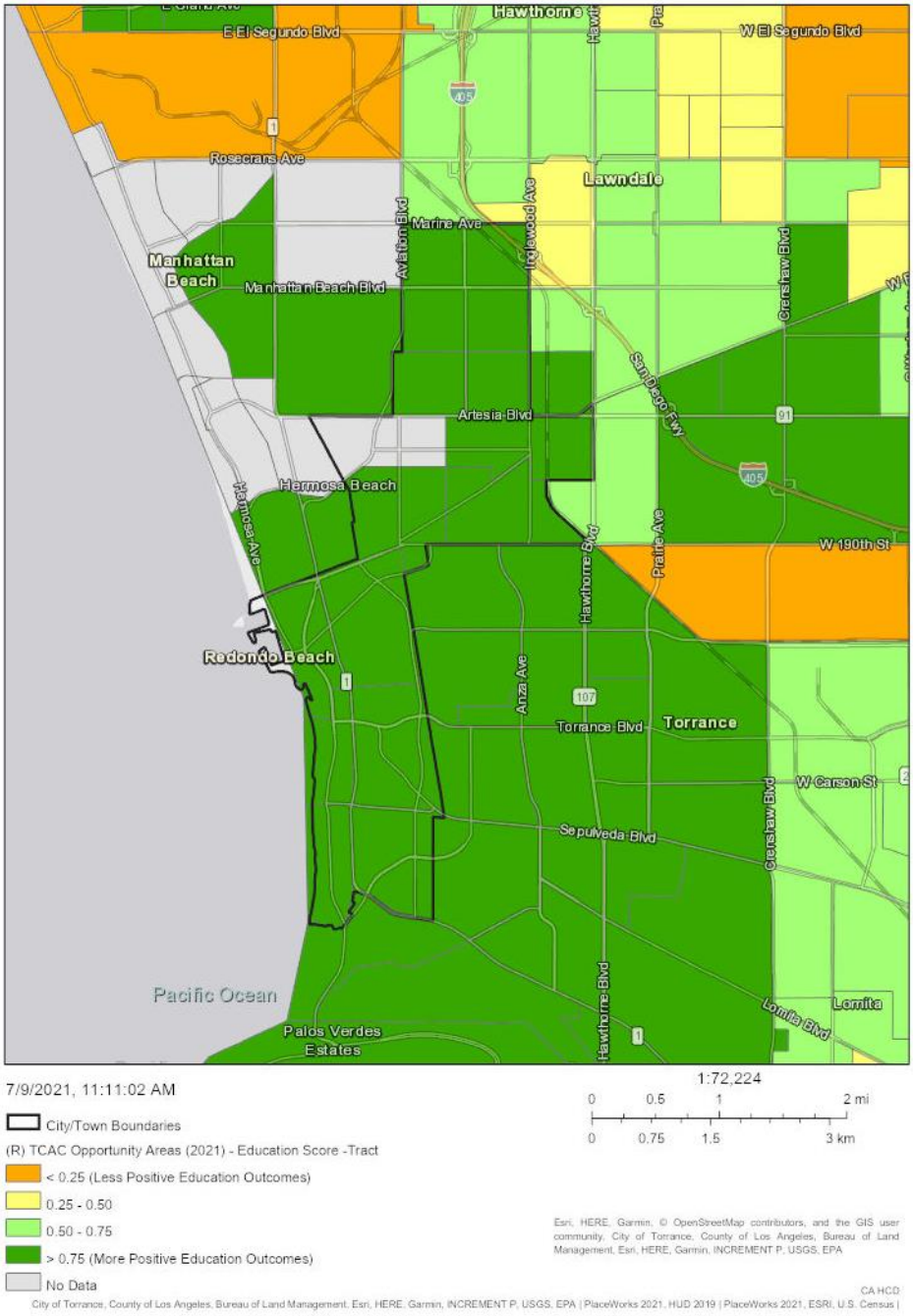
As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. Figure D-22 shows the education scores of each census tract in the City. Education scores in the City range are all positive.

As shown in Figure D-20, Redondo Beach has three Title 1 schools, all are located in north Redondo Beach. The City has reviewed and consulted with the Redondo Beach Unified School District (RBUSD) Board of Education's "Board Policy Manual" and confirmed the Board's numerous Polices with respect to "Intradistrict Open Enrollment", "Evaluating Existing Needs", "Determining Needs", "Facilities Master Plans", and "Relations with Local Agencies".

The RBUSD has numerous policies and procedures in place to accommodate the dynamic school age populations and how they match the school facilities throughout the District. Additionally, the Board of Education recognizes the importance of collaborating and communicating with other local agencies in order to provide the best possible school facilities and to allocate facility resources in an effective and efficient manner. The Board and district staff are required to consult and coordinate with local agencies as required by law and whenever the expertise and resources of these agencies can assist the district in the planning, design and construction of facilities. The City will continue to coordinate with the RBUSD to facilitate communications concerning updates to the City's Land Use Plan and the matching of school facilities with projected student populations.

[8] Definition of "low income working family": children ages 0-17 living in families with incomes below 200 percent of their federal poverty threshold and with at least one resident parent who worked at least 50 weeks in the 12 months prior to the survey.

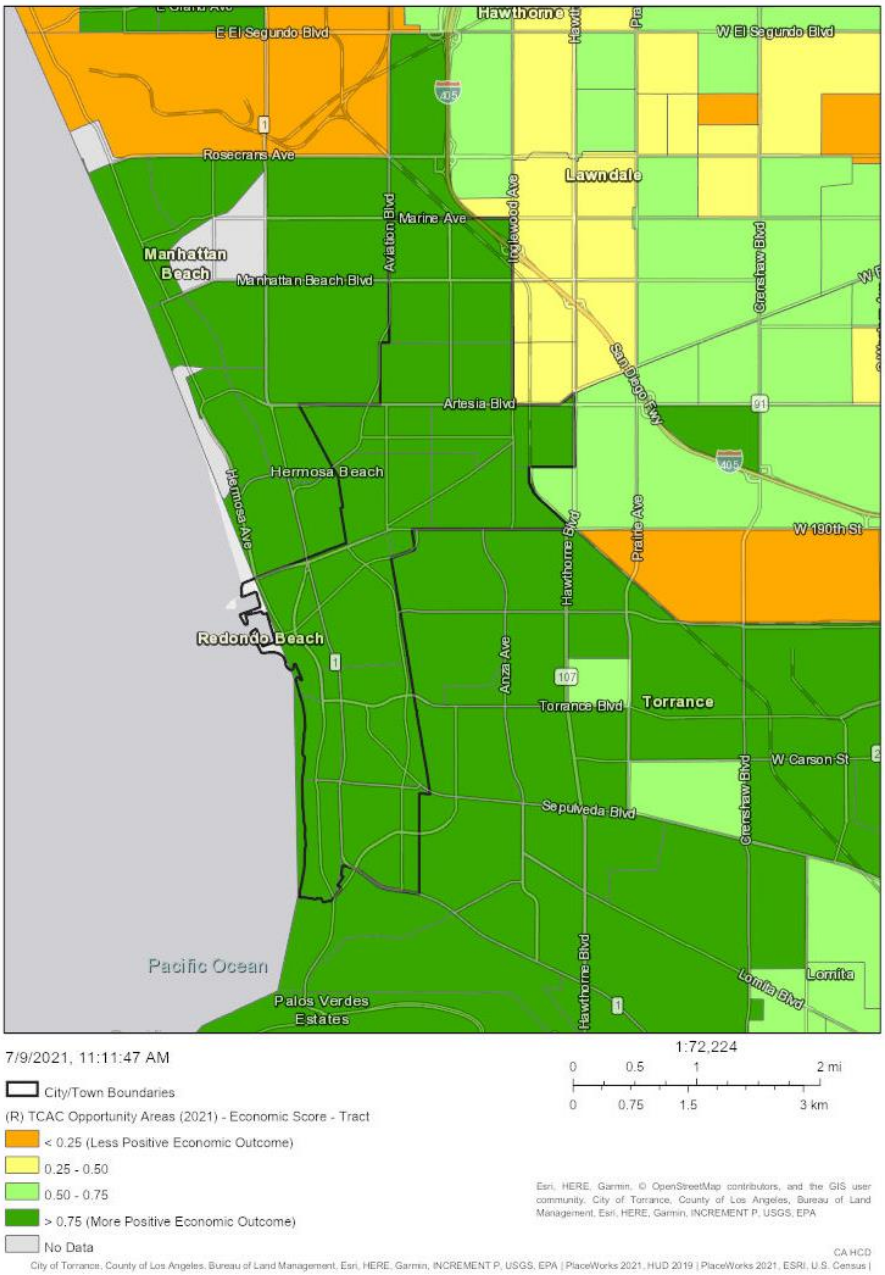
Figure D-22: Education Score by Census Tract



2. Economic

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in Figure D-23, the census tracts in the City are all of high economic scores. The most recent unemployment rates published by the California Employment and Development Department (April 2021) show that Redondo Beach's unemployment rate is 7.7 percent. Los Angeles County's is at 10.1 percent.

Figure D-23: Economic Score by Census Tract

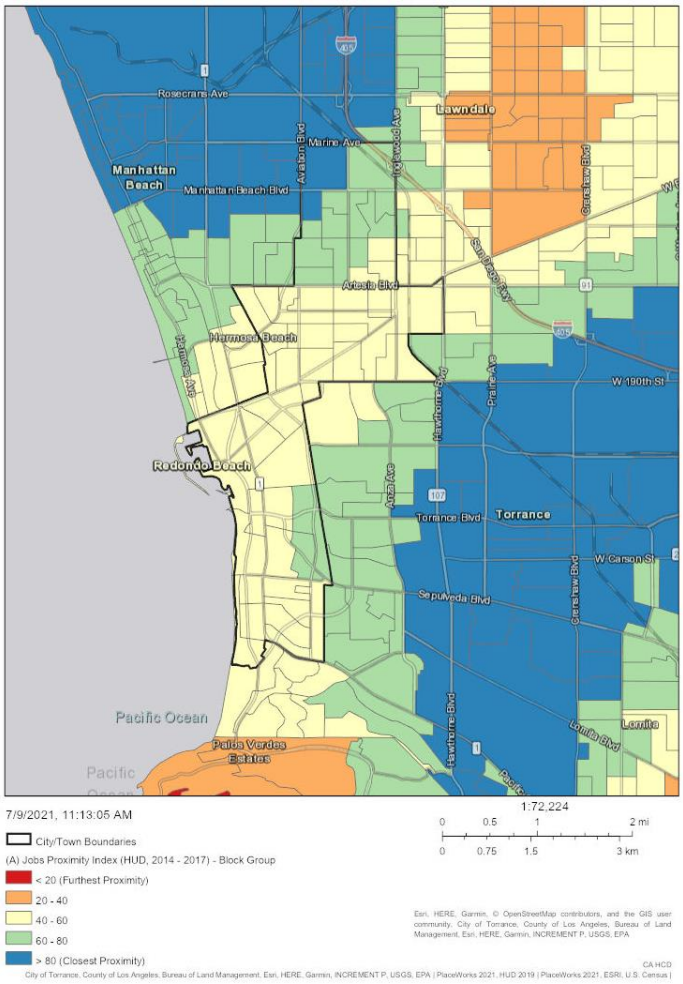


3. Transportation

All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided by All Transit, Redondo Beach's All Transit Performance score of 6.6, illustrating a moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. The County All Transit score is 6.8. Redondo Beach however has a lower proportion of commuters that use transit (1.47 percent) than the County (6.66 percent).

HUD's Job Proximity Index, described previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. As shown in Figure D-24, block groups in the City have scores between 20 to 80 showing that there is low to moderate proximity to jobs for most of the City's residents. The City does not have severe isolation when it comes to job proximity. South of Redondo Beach has some lower scores as Palos Verdes Estates has little to no job sectors as well as to the northeast that consists of a lot of residential developments compared to the number of local jobs. Overall, the City's RHNA strategy is to locate sites along the City's transportation and commercial corridors that provide freeway access and access to transit. As shown in previous maps such as Figure D-20 and Figure D-21 earlier, most lower income and mixed income sites are located along bus lines.

Figure D-24: Job Proximity Index by Census Block Group



4. Environmental

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 4.0 pollution indicators and values. Figure D-25 shows that there are good environmental scores within the City limits compared to those in the surrounding area. The majority of the City's RHNA is located in the 11 to 20 and 21 to 30 percent score range (Table D-12). About 43 percent of the City's lower income RHNA units are in the tracts with a low score of less than 20. The remaining 57 percent of lower income RHNA units are in tracts with a moderately low score of 31 to 40, primarily as recycling of existing light industrial and commercial uses into residential uses. Housing development opportunity areas such as the South of Transit Center and South Bay Market Place are located near public transit and approved housing of similar character.

The proposed February 2026 amendment to the General Plan would have minimal impact on the distribution of RHNA units by CalEnviroScreen score from the initially adopted Housing Element. The new sites inventory based on the proposed amendment is reflected in the table below.

The main reason for Redondo Beach to have better environmental scores than its neighbors is the City's active trend of recycling existing old uses with new development, and therefore has the opportunity to improve environmental conditions in the community. Whereas neighbors such as Lawndale have relatively stagnant development activities.

According to the American Lung Association's State of the Air report, Los Angeles County received an Ozone score of "F", which means that the County experienced numerous days of unhealthy air pollution as compared to other counties and regions in the study. Over a three-year period, there were 114 days of unhealthy air that contributed to the Ozone score.

Table D-12: RHNA Unit Distribution by CalEnviroScreen 4.0 Scores

% LMI HH	Lower	Moderate	AM	Total Units
1 - 10% (Lowest Score)	14.4%	11.7%	1.4%	11.1%
11 - 20%	28.7%	63.0%	39.8%	40.0%
21 - 30%	0.0%	9.5%	23.4%	7.2%
31 - 40%	56.9%	15.8%	35.4%	41.7%
41 - 50%	0.0%	0.0%	0.0%	0.0%
51 - 60%	0.0%	0.0%	0.0%	0.0%
61 - 70%	0.0%	0.0%	0.0%	0.0%
71 - 80%	0.0%	0.0%	0.0%	0.0%
81 - 90%	0.0%	0.0%	0.0%	0.0%
91 - 100% (Highest Score)	0.0%	0.0%	0.0%	0.0%
Total Units	1375	683	508	2566

Figure D-25: Environmental Score by Census Tract and RHNA Distribution – North of 190th

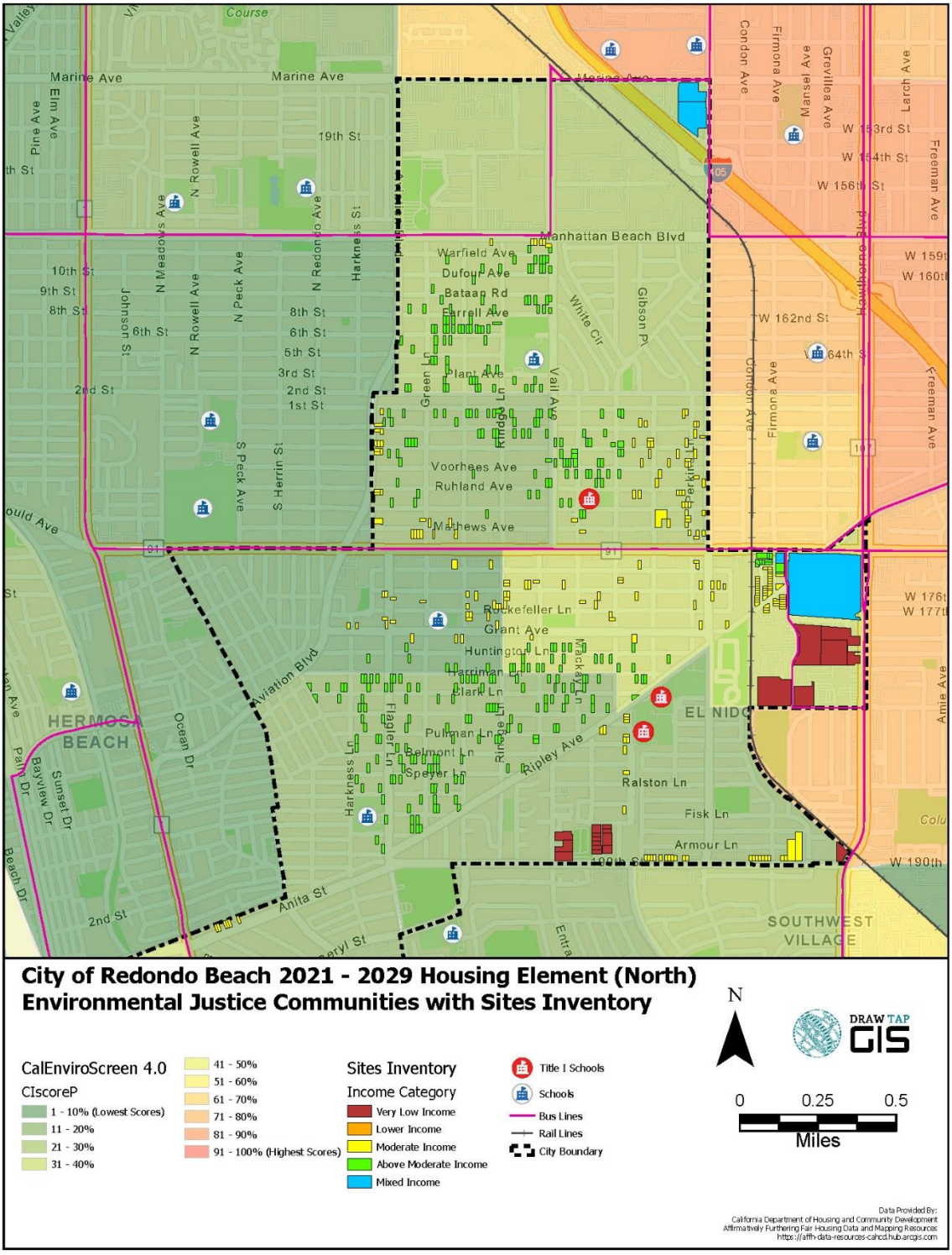
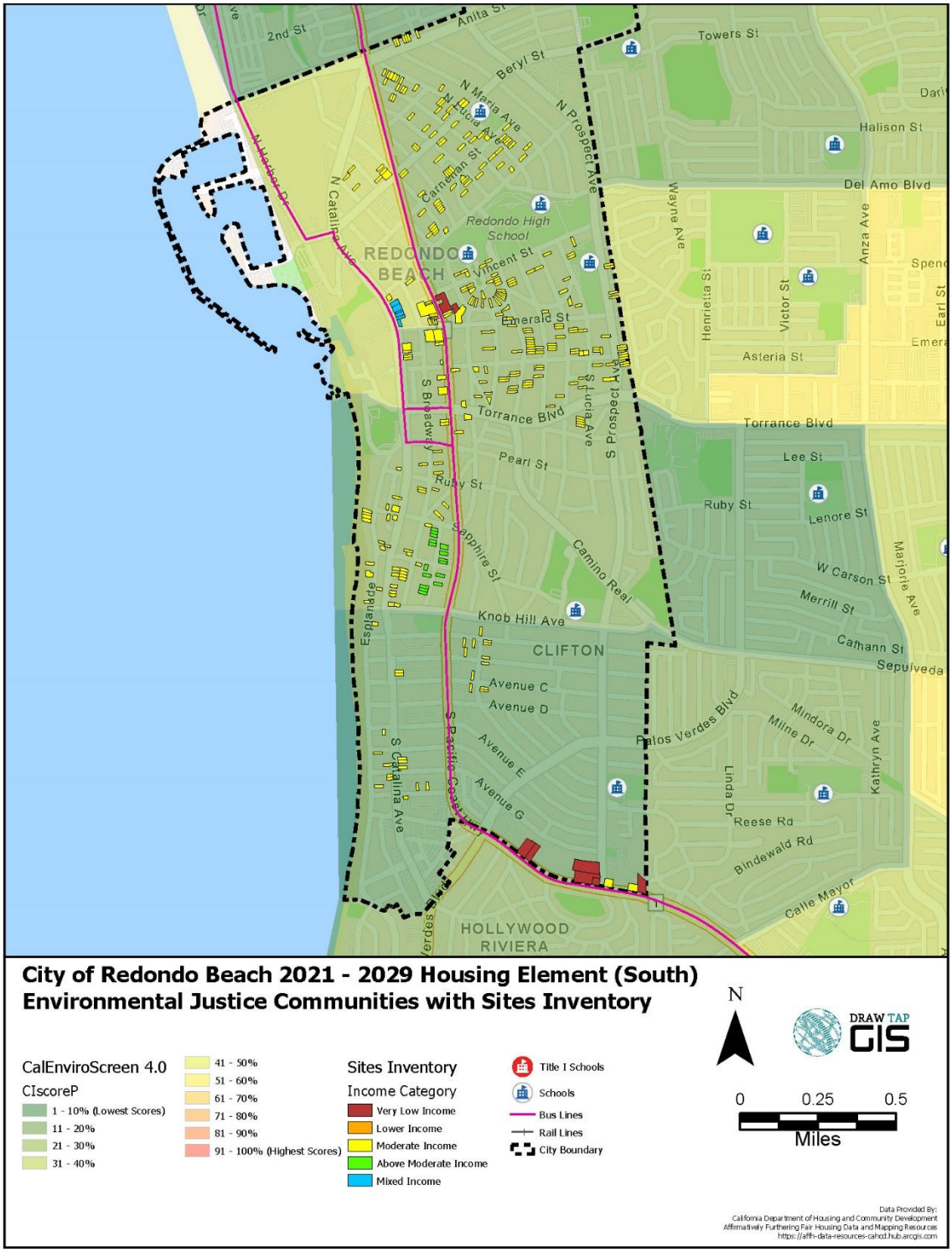


Figure D-26: Environmental Score by Census Tract and RHNA Distribution – South of 190th



E. Disproportionate Housing Needs

The AFFH Rule Guidebook defines 'disproportionate housing needs' as 'a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.' 24 C.F.R. § 5.152" The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Redondo Beach. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and/or
- Units with physical defects (lacking complete kitchen or bathroom)

1. Cost Burden

Measuring the portion of a household's gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of "over payers": households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use overpayment indicators to determine the extent and level of funding and support that should be allocated to a community. State and federal programs typically define over-payers as those lower income households paying over 30% of household income for housing costs. A household is considered experiencing a severe cost burden if it spends more than 50% of its gross income on housing.

Table D-13 provides overpayment detail by income group and household type for Redondo Beach between 2013 and 2017. Approximately 77 percent of low income households, 80 percent of very low income households, and 80 percent of extremely low income households were overpaying versus 21 percent of moderate income households. Out of all the households in the City about 36 percent overpay for housing.

Table D-13: Housing Type and Cost Burden									
Household by Type, Income, and Housing Problem	Renters				Owners				Total HHs
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	510	195	15	1,370	470	115	0	695	2,065
With cost burden >30%	88.2%	79.5%	0.0%	79.9%	81.9%	78.3%	0%	80.6%	80.1%
With cost burden > 50%	72.5%	79.5%	0.0%	74.1%	72.3%	60.9%	0%	69.8%	72.6%
Very Low Income (31-50% AMI)	450	645	15	1,520	735	160	25	995	2,515
With cost burden >30%	74.4%	96.9%	100.0%	91.1%	55.1%	93.8%	16.0%	62.7%	79.9%
With cost burden > 50%	64.4%	60.5%	100.0%	70.1%	40.1%	81.3%	16.0%	47.1%	61.0%
Low Income (51-80% AMI)	285	810	55	1,685	570	230	35	950	2,635
With cost burden >30%	75.4%	88.3%	100.0%	89.3%	52.6%	60.9%	97.1%	56.2%	77.4%
With cost burden > 50%	29.8%	29.0%	0.0%	31.5%	25.4%	39.1%	11.4%	29.9%	30.9%
Moderate Income (81-100% AMI)	760	4,140	530	9,265	2,565	6,510	515	11,335	20,600
With cost burden >30%	25.0%	16.9%	13.0%	17.5%	23.6%	22.4%	48.5%	24.6%	21.4%
With cost burden > 50%	4.6%	1.2%	0.0%	1.4%	6.2%	5.4%	9.7%	6.3%	4.1%
Total Households	2,005	5,790	615	13,840	4,340	7,015	575	13,975	27,815
With cost burden >30%	59.4%	37.9%	22.6%	40.5%	39.1%	26.2%	50.1%	32.2%	36.3%
% With cost burden >30%	38.9%	14.3%	2.4%	19.8%	21.7%	9.1%	10.1%	14.0%	16.9%
Source: HUD CHAS 2013-2017.									

Figure D-27 shows the census tracts in the City and the percent of households in renter-occupied housing units that have a cost burden. The census tracts in the city have a range from 20 to 60 percent of the renter households over paying for their housing unit. Figure D-28 shows the percent of owner households that have a mortgage or mortgages with monthly owner costs that are 30 percent or more of household income. All census tracts in the City have 20 to 40 or 40 to 60 percent of households that pay more than 30 percent of their household income to their monthly housing costs.

Figure D-27: Overpayment – Renter Households

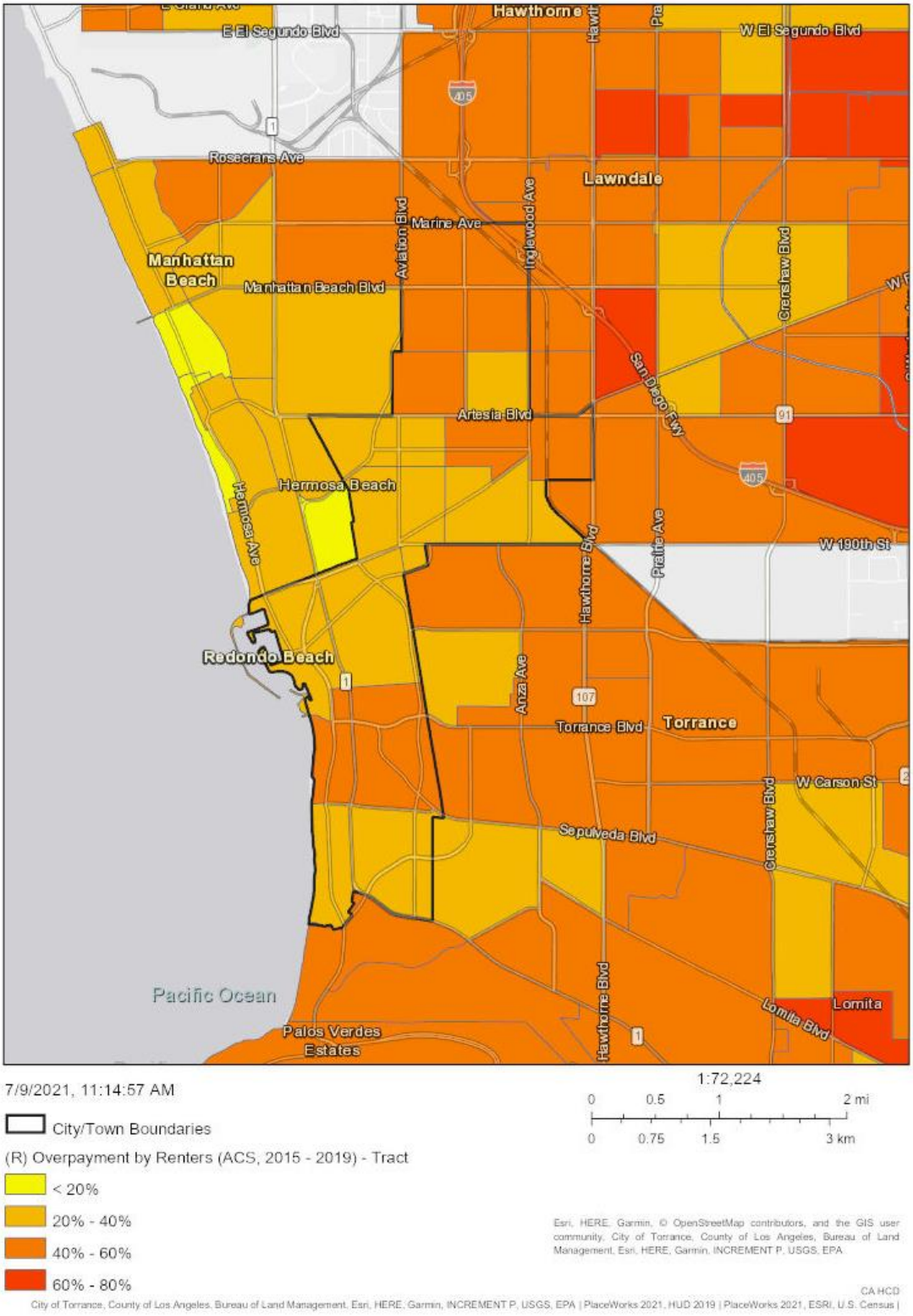
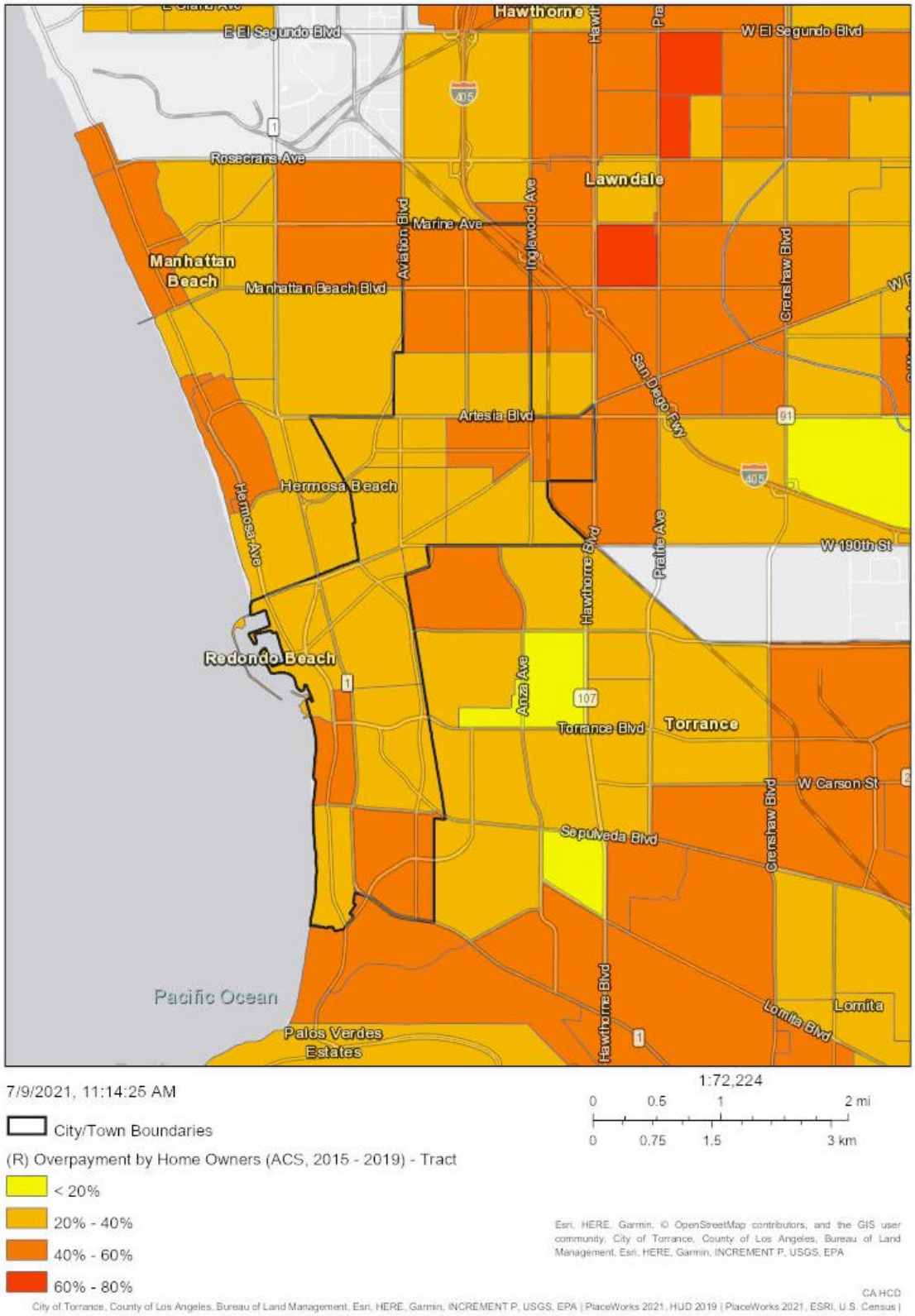


Figure D-28: Overpayment – Owner Households



2. Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). The 2011-2015 ACS reported that almost 2 percent of Redondo Beach households lived in overcrowded conditions (Table D-14). Overcrowding disproportionately affected renters (78 percent of renters versus just 22 percent of owners); indicating overcrowding may be the result of an inadequate supply of larger sized rental units. The 2015-2019 ACS reported that overcrowding increased to over two percent of all households. Similarly, renter-households were more prone to overcrowding (72 percent) compared to owner-households (28 percent).

Table D-14: Overcrowded Housing Units

Category	2011-2015		2015-2019	
	Number	%	Number	%
Occupied Housing Units	27,733	100.0%	27,633	100.0%
Overcrowded Units	493	1.8%	603	2.2%
Owner-occupied	109	22.1%	172	28.5%
Renter-occupied	384	77.9%	431	71.5%
Units with 1.01-1.50 persons/room	398	80.7%	462	76.6%
Units with 1.51-2.00 persons/room	78	15.8%	102	16.9%
Units with 2.01 or more persons/room	17	3.45%	39	6.5%
Source: 2011-2015 and 2015-2019 ACS.				

In Los Angeles County, renter-households were also more prone to overcrowding with 17 percent of households begin overcrowded and eight percent being severely overcrowded. In the county overall, there is a smaller proportion of households overcrowded than in Redondo Beach.

3. Substandard Conditions

The City estimates that about 165 housing units in Redondo Beach are in substandard condition. The City's Code Enforcement Staff estimates complaints concerning dilapidated structures and dwelling units in need of substantial rehabilitation are filed at a rate of approximated 1-3 per month. The City's Code Enforcement Staff notes current trends concerning substandard housing conditions generally evolve from unpermitted conversions of portions of existing structures and older residential units with owners that have aged in place or where the original owners have deceased and left their properties to children or grandchildren and the residences are either vacant for extended periods or converted to rental properties with minimal maintenance. And although some of the units considered as substandard in the Censuses have been rehabilitated, many are in the same condition.

Housing age is frequently used as an indicator of housing condition. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. Over 65 percent of housing is over 40 years old in the City according the 2015-2019 ACS.

In Los Angeles County, 85.9 percent of the Countywide housing stock may be susceptible to deterioration because it was built prior to 1990. Also, over 60 percent of the County's housing stock is over 50 years old. This could mean that the County has many units in multiple communities that require substantial rehabilitation.

4. Homeless Population

Homelessness is a regional (and national) problem, and in a major metropolitan region, individual municipal governments lack the resources to implement solutions to eliminate homelessness. While the exact number of homeless people in the City on any given night is unknown, a relatively small share of the region's homeless population is found in Redondo Beach. The 2020 Greater Los Angeles Homeless Count, completed by the Los Angeles Homeless Services Authority (LAHSA), estimates that there were 173 people experiencing homelessness in Redondo Beach – a decrease from the 216 people in the City during the 2016 LAHSA homeless count.

To respond to the needs of the homeless population Redondo Beach started a Response to Homelessness Pilot Program, approved by the Mayor and City Council, in June of 2019 as an enhanced response to the impact of homelessness, not only on people experiencing homeless, but also on residents and the community.

In April of 2021, the Redondo Beach Mayor and City Council voted to make the Response to Homelessness Program permanent, which includes key components such as the Housing Initiative Court and bridge housing like the Pallet Shelters. The approval also included funding for an additional housing navigator. The expectation is to keep the program under the administration of the City Attorney's Office for at least three years.

5. Region Disproportionate Housing Needs

In the local region which consists of the Los Angeles and Long Beach Metro Area, just over 50 percent of all households have at least one housing problem. Specifically, family households with five or more people are more susceptible to housing problems.

Table D-15: Households with Disproportionate Housing Needs in the Los Angeles-Long Beach Region

	# With problems	# Households	% With problems
Family households, <5 people	1,029,920	2,301,365	44.75%
Family households, 5+ people	434,995	628,630	69.20%
Non-family households	718,155	1,368,880	52.46%
Source: HUD CHAS 2013-2017.			

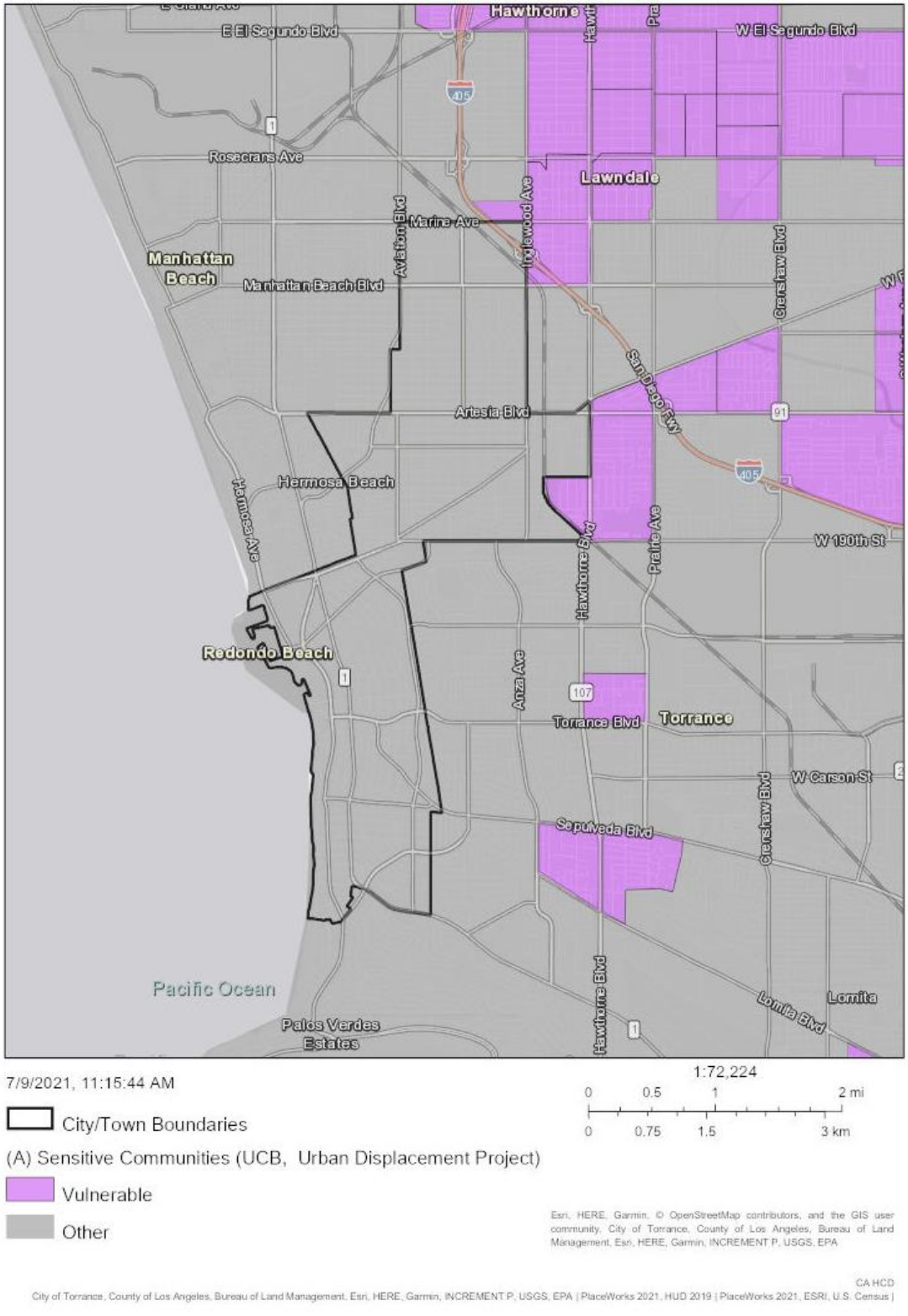
6. Displacement Risk

Cost of housing within the City has become high and unattainable for a lot of residents. In 2020 the median sales price for a single-family home in Redondo Beach was $1,160,000 and increasing 13.5 percent to $1,316,500 in 2021. Even though the City has a higher median income than most of the County, the average home sale prices could lead to residents moving out of the City because of the economic pressures of home ownership.
HCD defines sensitive communities as "communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost." The following characteristics define a vulnerable community:

- The share of very low income residents is above 20 percent; and
- The tract meets two of the following criteria:
    - Share of renters is above 40 percent,
    - Share of people of color is above 50 percent,
    - Share of very low-income households (50 percent AMI or below) that are severely rent burdened households is above the county median,
    - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
    - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

Figure D-29 identifies that there are census tracts that are considered to be vulnerable to urban displacement that surround the City. These communities are areas that have a higher concentration of low and moderate income persons and could affect the census tracts nearby within City limits. According to the Urban Displacement Project by UCLA the City of Redondo Beach does not have policy measures in place to discourage displacement. Examples of measures that help to discourage displacement include a Just Cause Eviction Ordinance or Mobile Home Rent Control.

Figure D-29: Urban Displacement



F. Summary of Fair Housing Issues from the Housing Element

- Housing choices for special needs groups, especially persons with disabilities, are limited. Seniors make up over 20 percent of the City's households. There are 6 licensed residential care facilities located in Redondo Beach.
- People obtain information through many media forms, not limited to traditional newspaper noticing or other print forms. A balance of new and old media needs to be found to expand access to fair housing resources and information with an increasing young adult and senior population within the City.
- Persons with disabilities are most likely to be affected by fair housing issues as they reportedly experience more housing discrimination than other groups. Persons with disabilities are also more likely to experience cost burdens, particularly if they rely on SSI as a form of income. Persons with disabilities are not concentrated in any particular location in the City, but with 66 percent of the City's housing being 40 years or older could mean that the majority of the City's housing stock does not comply with the Americans with Disabilities Act.
- With rising home prices in the City and surrounding communities, there are cost barriers for households wanting to live in the City. The lack of affordable housing for residents is a cause for possible displacement. Also, with a high proportion of supportive housing in the City being privately owned, there are fewer opportunities for community based housing.

D.3 Identification and Prioritization of Contributing Factors

The following are contributing factors that affect fair housing choice in Redondo Beach.

A. Insufficient and Inaccessible Outreach and Enforcement

Although the City is improving on the variety of media it uses for outreach, there are limitations to what the City is able to accomplish. Outreaching to all populations in the City is challenging. The City also has limited funds that it can provide to support fair housing enforcement.

Contributing Factors:

- Lack of a variety of inputs media (e.g., meetings, surveys, interviews)
- Lack of accessibility to draft documents
- Lack of digital access
- Lack of accessible forums (e.g., webcast, effective communication, reasonable accommodation procedures)
- Lack of local public fair housing enforcement

B. Segregation and Integration

The analysis found that the cost of home ownership within the City could be unattainable for a lot of residents and could cause a lot of economic pressure especially for low and moderate income households. Also within communities finding and accessing affordable rental housing can be difficult.

Contributing Factors:

- Displacement of resident due to economic pressures
- Location and type of affordable housing
- Lack of supportive housing in community-based settings

C. Disproportionate Housing Needs, Including Displacement Risks

There are Census tracts in the City that could have a risk of displacement because of their location near vulnerable communities. Because of the cost of single-family homes there is pressure for developers to construct larger unit apartments in the City which then is putting pressure on property owners to possibly remove long term tenants to sell their property or get renters who will pay a higher rent. The City however does not have policies in place that could discourage the displacement of residents.

Contributing Factors:

- The availability of affordable units in a range of sizes
- Displacement of residents due to economic pressures
- Lack of private rental relief programs for people at risk of homelessness

D. Access to Opportunities

In Redondo Beach changes to land use and zoning laws that could help to facilitate housing affordable to low and moderate income households could require a public vote. On November 4, 2008, Redondo Beach residents passed Ballot Measure DD that applies to major changes in allowable land use. "Major change in allowable land use" is defined as any proposed amendment, change, or replacement of the General Plan (including its local coastal element of the City's zoning ordinance or of the zoning ordinance for the coastal zone), meeting any one or more of the following conditions requires a public vote:

- The conversion of public land to private use;
- The re-zoning of nonresidential land for housing or mixed-use projects with more than 8.8 units per acre; and
- Changes that significantly increase traffic, density or intensity (i.e., zoning changes that add more than 25 homes, 40,000 square feet of commercial space and/or yielding more than 150 peak hour car trips).

For the 2021-2029 Housing Element, the City relies on the capacity created by new land use designations as part of the General Plan Update to accommodate the City's RHNA and affirmatively further fair housing by providing new housing opportunities. The new General

Plan will trigger Measure DD and is scheduled to be placed on the ballot in March 2023. The Housing Element includes a program to monitor the impact of Measure DD, as required by State law.



2 LAND USE ELEMENT

Redondo Beach embraces its vision of being a safe, family-friendly, and highly desirable place to live. With the community's vision and guiding principles in mind, the Land Use Element provides a long-range guide for the physical development of the city that both protects neighborhoods that define the city's character and ensures the city evolves in an environmentally and fiscally sustainable manner over time. This element provides the framework to guide the distribution, location, size and intensity of new development while identifying ways to minimize potential conflicts and enhance compatibility between uses.

As population continues to increase within the city and region, Redondo Beach will be strategic in its approach to new development and modifications to existing land uses to ensure thoughtful integration moving forward. Through its focus on the established and emerging patterns of land use, this element is also a tool to promote public health, reduce infrastructure costs, enhance local economies, and address long-term environmental issues such as air quality, climate change, and preservation of natural resources including water. Through the provisions of the General Plan, the City can develop strategies and actions to respond to the community's changing needs without compromising the integrity of the uses, places, spaces and experiences the community values most.

2.1 Introduction

Land uses in Redondo Beach are characterized as a diverse collection of residential, commercial, light industrial and technology, and public uses that provide residents and visitors with the opportunity to: live in safe and established neighborhoods, dine in a variety of locally owned establishments, have access to the region via accessible transit options, work for large employers or in small businesses, recreate in local parks, the harbor, beaches, and bike trails, and create strong ties to the community through civic uses and events. The mix, diversity, and compatibility of uses is essential to the community's ability to thrive and be sustainable over time.

The Land Use Element provides the primary basis for City decisions on development applications and establishes policies to help establish the general framework for the future pattern of growth, development, and sustainability in Redondo Beach. The goals, policies, and implementation measures within this element support the city's Vision and Guiding Principles, contribute to the character of the community and serve the health, safety, and needs of the citizens.

The Land Use element includes goals, policies, and implementation measures that structure and guide future development, ensure the provision of a range of land uses to support the community's vision of diverse housing options and a vibrant economy, and provide direction on how uses should relate to one another to safeguard safety and compatibility and ensure the preservation of Redondo Beach's high quality of life.

The key components of this element are the policy framework, which includes the goals and policies that guide land-use decisions and help shape future development and public investment; the land use plan, including the land use map and designations; the focus areas and special policy areas discussions; and the implementation measures (Appendix B).

2.1.1 PURPOSE

California state law requires that every city and county adopt a comprehensive, long-term general plan that addresses the broad range of issues associated with a local jurisdiction's planning area (Government Code § 65300). Redondo Beach's total planning area covers approximately six square miles which represents the ultimate possible external borders of the City since there are no unincorporated areas located within its boundaries and since the boundaries of adjacent jurisdictions (Hermosa Beach and Manhattan Beach to the west, Lawndale to the north and east, and Torrance to the east and south) preclude expansion. In addition, the City's sphere of influence is contiguous with its boundaries since all areas surrounding it are incorporated.

California Government Code Section 65302(a) stipulates that general plans designate the proposed general distribution, general location, and extent of the uses of the land for housing, commerce, industry, open space, education, and public facilities. It further requires that the land use element include a statement of the standards of population density and building intensity for the land use designations that comprise the city's land use plan.

The Land Use Element is complemented by the additional policy guidance in other elements that relates to a specific topic. For example, Housing Element is closely tied to the Land Use Element because the Land Use Element identifies the locations and diversity of housing types available in

the City that can be used to achieve housing mandates specified by the State Office of Housing and Community Development. The *Open Space and Conservation Element* provides guidance for the open space and recreational amenities in the community, and the Safety Element addresses how the built environment may be impacted by man-made or natural disasters.

2.1.2 RELATIONSHIP WITH OTHER PLANS AND PROGRAMS

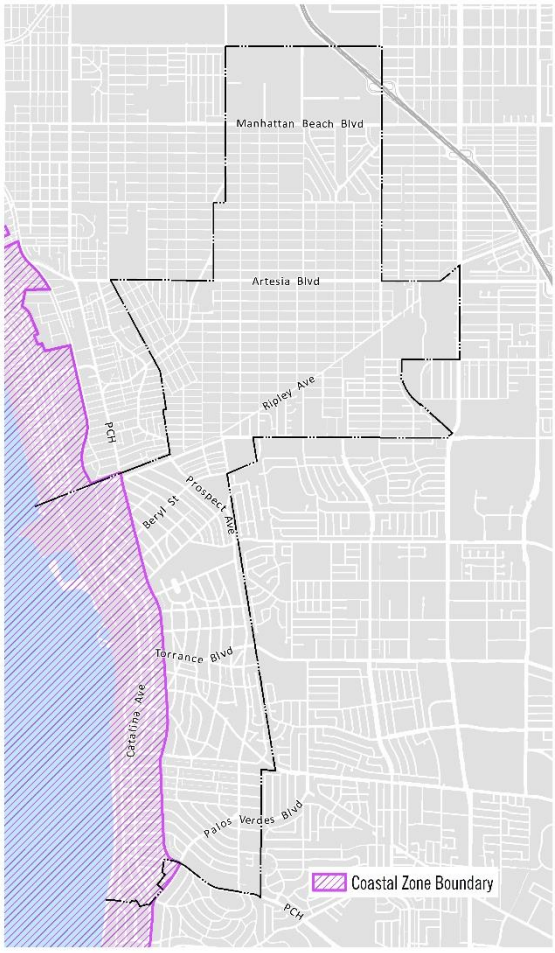
The Land Use Element is one of several elements of the Redondo Beach General Plan. Social, economic, political, safety, and aesthetic factors must be considered and balanced when developing a land use strategy. The Land Use Element must be consistent with these other plans and programs to minimize conflicts between documents and ensure the City's approach to future land use development is compatible with these other factors/documents.

Local Coastal Program

In addition to the General Plan, state law requires the City of Redondo Beach to prepare and maintain a Local Coastal Program (LCP) for portions of the city located within the Coastal Zone.

The LCP is comprised of the City's land use plans within the Coastal Zone along with implementing ordinances to carry out the intent of the Coastal Act.

The LCP is unique in the General Plan in that it provides both the land use plan and the regulations or zoning standards that support its implementation. As such, everything in the City's Land Use and other Elements of the General Plan must be consistent with the provisions of the LCP.



Local Coastal Program (LCP)

A local government's (a) land use plans, (b) zoning ordinances, (c) zoning district maps, and (d) other implementing actions within sensitive coastal resources areas, which, when taken together, meet the requirements of, and implement the provisions and policies at the local level.

2.1.3 AGENCY COORDINATION

Development in the City of Redondo Beach affects and is shaped by the actions of adjacent cities, utility districts (i.e. Southern California Edison), school districts, service providers and governmental agencies such as the County of Los Angeles, and the California Departments of Transportation and Housing and Community Development (State). As a result, it is essential that the City of Redondo Beach maintain coordination with each jurisdiction that would impact the other. Agencies that the City must coordinate with include, but are not limited to:

Land Use Compatibility and Street Coordination: Cities of Hawthorne, Manhattan Beach, Hermosa Beach, Lawndale and Torrance.

Regional Transportation: LA Metro, Caltrans, Los Angeles County Transportation Commission, Southern California Association of Governments (SCAG) and the Burlington Northern Santa Fe (BNSF) Railroad.

Development of the Harbor, Pier, Coastal Properties: Los Angeles County Department of Beaches and Harbors, California Coastal Commission, State Lands Commission, California Department of Fish and Wildlife United States Department of Fish and Wildlife, United States Army Corps of Engineers (USACE), and the Regional Water Quality Control Board (RWQCB).

Housing: California Department of Housing and Community Development, Southern California Association of Governments (SCAG).

Schools: Redondo Beach Unified School District.

Electrical Transmission Facilities: Southern California Edison.

Regional Air Quality: South Coast Air Quality Management District (SCAQMD).



At-A-Glance

70,242 population in 2020

4.7% unemployment rate in March 2020 (pre-COVID)

39,116 labor force (16 and older), 2019

$113,499 median household income (2019)

Source: Housing Element 2021-2029



Single-Family and Multi-Family Housing

A single-family house is defined as one house and/or one house and an accessory dwelling unit (ADU) on a lot.

Multi-family homes are defined as two or more units on a lot (attached or detached).

2.2 Land Use Strategy

Historically, the City was predominately a water front community with surrounding single-family suburban residential community with commercial corridors to support the service and retail needs of surrounding neighborhoods. Currently, Redondo Beach offers a mix of housing types with approximately 40 percent of the City's residential land designated for single-family and 60 percent multi-family housing. Single-family homes make up about 54 percent of the housing stock, the multi-family share is approximately 46 percent, and mobile homes comprise less than one percent. However, over two-thirds of the Redondo Beach housing stock is 40 or more years old (built before 1980).

2.2.1 KEY CONSIDERATIONS

What Are We Planning for? Things Considered While Planning for the Future of Redondo Beach:

9,400
Approximate number of new residents anticipated by 2040 (see Appendix A, *General Plan Buildout Methodology*)

5,800
Approximate number of new jobs anticipated by 2040 (see Appendix A, *General Plan Buildout Methodology*)

13.5%
Percent increase in the median home sales price from 2020 to 2021 (Housing Element 2021-2029)

91.9%
Percent of working residents leave Redondo Beach for work each day (Census, On the Map, 2019)

Redondo Beach has experienced sustainable growth over the years in order to maintain its small, beachside community character. As urban regions continue to experience increases in population, so too will the City. Redondo Beach has maintained a steady annual average increase of 0.22% and is projected to reach a population of over nearly 90,000 in 2040. As time progresses and the city evolves, it becomes necessary to plan for and guide future changes and evolve to accommodate the needs of the residents, adapt to current societal and technology trends, and manage sustainable growth.

As the State continues to experience a shortage of housing, the City has historically seen that residential development has occurred at the higher end of the City's allowable residential density ranges.

As Redondo Beach celebrates and values its family-friendly atmosphere, it's imperative to maintain diversity of families and an aging population through expanded housing options available at a variety of price ranges.

As the City continues to evolve, it will be important to provide a variety of future residential development for the senior population, first-time homebuyers, and the City's labor force. New housing developments that are of a high-quality, and sustainable design will need to contribute to the City's economic viability by providing a strong, stable tax base from both property tax and sales tax, especially as more land uses are converted to residential from other, revenue-generating uses or job centers. These land use decisions should be made in the context of future fiscal impacts to the operation of the City to ensure that services can be provided to residents.

Historically most residents commute out of the city for work, therefore there is a significant demand for new office space in Redondo Beach to allow residents to work where they live. With the tech industry jobs on the rise within the region, opportunities for new and expanded industries exist to provide residents with local employment opportunities.

Housing Element

The land use approach was heavily shaped by the mandates required by the State for new housing objectives. The City's 2021-2029 Housing Element outlines the City's requirements, and the requirements have been folded into the Land Use Plan (Figure 2.1) and Buildout Estimates (Table 2.2).

2.2.2 GENERAL APPROACH

The intent of the land use approach is to maintain the fundamental pattern of existing land uses in the City, preserve residential neighborhoods and commercial and industrial districts, and provide opportunities for enhancement and improvements through intensification or reuse within centers of community activity and identity.

Where and how new housing opportunities are provided in Redondo Beach is of particular importance to the City. Since Redondo Beach is a predominantly built-out city in a county with ongoing demand for new housing driven by State requirements, there is pressure to convert and/or integrate nonresidential uses with residential uses because of the high market value of land in the region. As housing demand increases and available land becomes more limited, it is anticipated that there will be an increasing trend toward higher-density residential development integrated within some nonresidential developments. Careful planning for the integration of these uses into the fabric of the City's existing nonresidential neighborhoods in proximity to existing and future transit centers will help to fulfill housing needs and maintain the small beach town character in Redondo Beach.

Through outreach and collaborative efforts to gain feedback from the community, a General Plan Advisory Committee (GPAC), the City's Planning Commission, City Council and other stakeholders (residents and the business community at public workshops), a vision statement and guiding principles were established. The goals, policies, and implementation measures contained in this element were developed with those in mind. They strive to maintain the City's existing urban patterns while allowing for desired enhancement in identified focus areas. In addition, the City's existing land use element provided guidance for some of the City's unique and special communities that continue to be important to the city's identity for preservation while allowing for desired changes in line with the community's vision forward.



Vision and Guiding Principles

The Vision and Guiding Principles outlined in the General Plan Introduction set the foundation for the goals and policies in this element and the overall approach to the way the City will evolve in the future.

Key Considerations

Through the community engagement process for this General Plan update, participants identified numerous land use considerations and values that are represented in the General Plan. The Redondo Beach of the future will be a city that :

- Has the opportunities of a large city combined with the charm, beauty and attitude of a small town.
- Celebrates an active and casual beach culture and a high quality of life of a seaside city.
- Maintains established neighborhoods and districts.
- Maintains a safe and family-friendly atmosphere.
- Promotes a healthy and sustainable environment.
- Provides a variety of housing that appeals to the life styles and affordability needs of residents.
- Embraces creativity, innovation, and technological advances to attract cutting edge industries.
- Reimagines and revitalizes its corridors, the waterfront, the regional mall, and all commercial and industrial sectors to create more quality jobs and unique destinations for residents, employers, and visitors.
- Adopts new modes of transportation—reducing reliance on personal automobiles.
- Connects our residents to regional employment centers and cultural destinations throughout the region via the Metro Green Line.
- Fosters meaningful civic engagement to ensure decisions related to the future of our community are informed, transparent and reflective of our citizens' views.

The City of Redondo Beach is predominantly built out with very few vacant sites available to accommodate future land use changes requiring the City to look at very select areas to accommodate new uses, many of which may have never been considered previously. As such, changes to the plan aimed to:

- Preserve established residential neighborhoods and principal commercial districts allowing for infill development and recycling of uses that are compatible with adjacent development.
- Maintain the fundamental pattern of existing land uses, preserving residential neighborhoods and commercial and industrial districts, while providing opportunities for intensification or reuse of focused areas of the City (Special Policy Areas, for example).
- Focus on reuse or repurpose of underutilized sites (transitioning retail properties), corridors, and areas located adjacent to the freeway and proposed (or planned) Metro station stops such as the North Tech District, Galleria and South Bay Marketplace.
- Target change in areas essential to satisfy the City's State-mandated obligation to demonstrate it could meet its Regional Housing Needs Allocation (RHNA) requirements for housing.

2.2.3 COMPONENTS OF THE LAND USE PLAN

The development, use, and distribution of land are critical to achieving our city's vision and adhering to our core values and guiding principles. As stewards of the land, the City must plan for uses and development that maintain and enhance a sustainable, healthy, and livable city; ensure equitable outcomes and land use distributions; protect and enhance our cultural and community assets; and provide opportunities for growth and prosperity that is compatible and integrated with our existing communities. Land is a finite and valuable resource, especially in Redondo Beach; its use dictates the city's economic and fiscal future.

The Land Use Plan consists of three primary components: the land use designations with intensities, the land use map, and the buildout totals associated with the map.

Land Use Designations and Map

The land use designations establish the types and intensity of land uses permitted in Redondo Beach. The land use map displays the pattern, distribution, and intensity of land use designations across the entire city, down to the parcel level. Table 2.1 outlines the definitions of each of the designations and Figure 2.1 shows the fundamental pattern of land use.

Buildout

Table 2.1 reflects the reasonable long-term buildout potential for housing units, nonresidential building square footage, and jobs that could be generated by the overarching growth strategy and the Land Use Plan (Figure 2.1).

While these estimates provide a tool to monitor growth in the City, the figures shown in Table 2.1 represent an informed but estimated projection of a future condition. The Land Use Element establishes the maximum buildout potential for housing units and nonresidential building square footage and also estimates the population and employment at buildout. It should be noted that

the maximum buildout is not a goal; it is simply a capacity analysis that identifies the maximum allowable development potential that could occur within the community over numerous decades. The actual development will likely vary in terms of location, mix of uses, and intensity.

The *Land Use Buildout Methodology*, Appendix A, details the assumptions and methodology used to generate the estimates in Table 2.1.

Table 2.1: General Plan Land Use Designations

Land Use Designation	Maximum Density/Intensity	Description
Residential*		
R-1	Up to and including 8.8 du/ac	Single-family residential uses
R-1-A	Up to and including 17.5 du/ac	Single-family residential uses
R-2	Up to and including 14.6 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments
R-3	Up to and including 17.5 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments
RMD	Up to and including 23.3 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments
RH	Up to and including 30 du/ac	Single-family residential uses, duplexes, townhomes, condominiums, apartments
RVH	A minimum of 20 du/ac up to and including 65 du/ac	Townhomes, condominiums, apartments
* Notes: 1) Existing commercial uses within residential land use districts shall be considered legally conforming.		
Commercial		
Neighborhood Commercial (CN)	Max. FAR 0.50 Max FAR 1.50 for Artesia and Aviation Boulevards Special Policy Areas	Provides for commercial districts with uses that complement adjacent residential neighborhoods. Allowed uses include retail, restaurants, personal services, office, hotel*, kenneling*, and similar uses. The intent of this designation is to provide goods and services that meet the needs of residents and businesses Buildings in the CN districts should front the street with rear, alley loaded parking where feasible. Where CN designations contain existing residential uses, they shall be allowed to remain and shall be considered conforming; however, no new residential units are permitted Maximum FAR 0.50 (except for the Artesia and Aviation Boulevards Special Policy Areas, where the Maximum FAR is 1.50) *Conditionally permitted subject to zoning code
Coastal Commercial (CC)	Per Redondo Beach Local Coastal Program (LCP)	Provides for coastal and recreation-oriented commercial retail and service uses as identified in the City's LCP.
C-1	FAR 0.35	Retail commercial, eating and drinking establishments, household goods, food sales, drugstores, building materials and supplies, professional offices, personal services, cultural facilities, and similar uses
C-2	FAR 0.50	Same uses as C-1 and movie theaters, and overnight accommodations; except Riviera Village where no "footprint" exceeding 30,000 sq. ft. is permitted for a single use for food sales, retail goods, or other large volume uses
C-3	FAR 0.70	Same uses as C-2
C-4	FAR 1.00	Same uses as C-2

Table 2.1: General Plan Land Use Designations

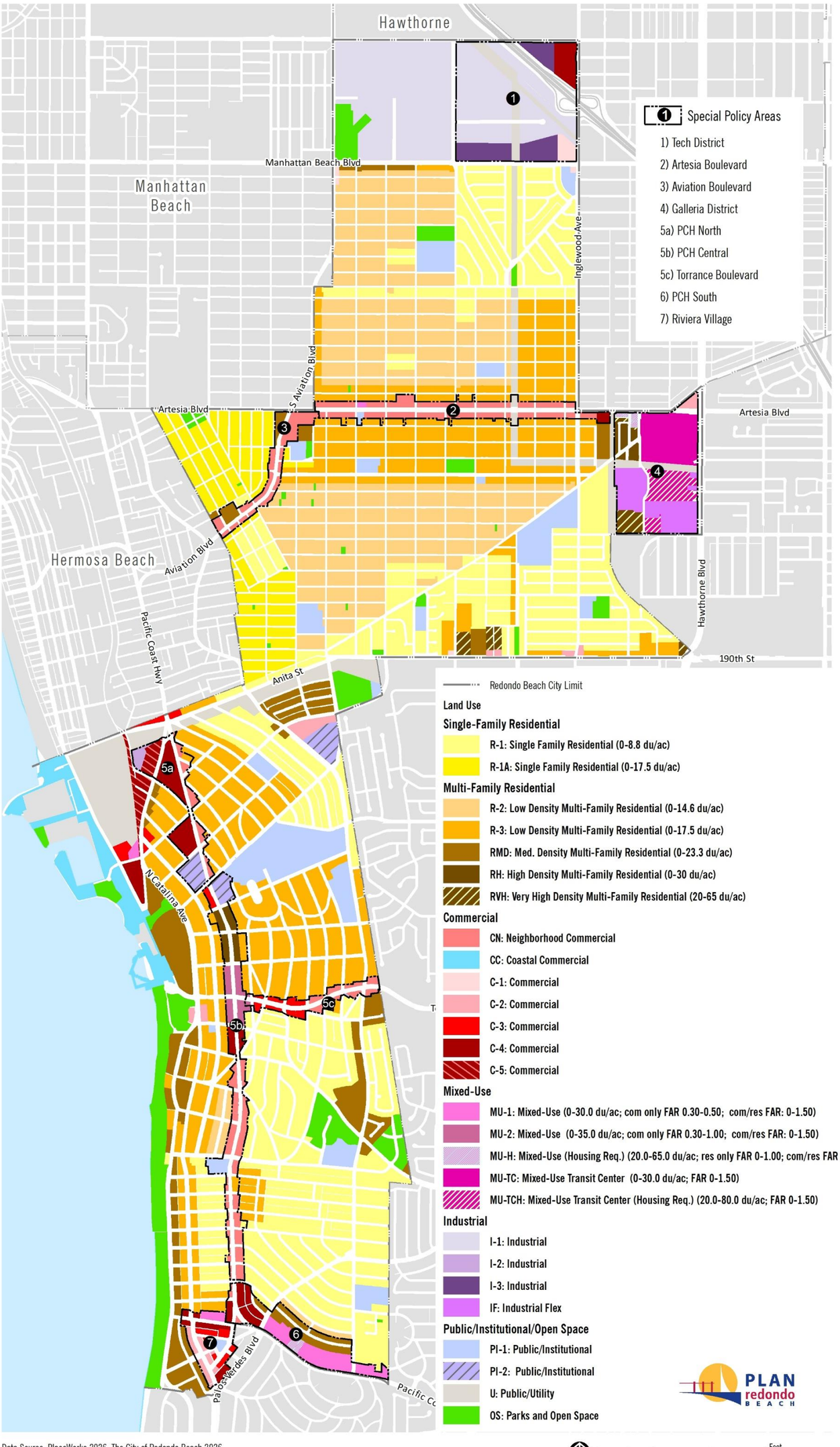
Land Use Designation	Maximum Density/Intensity	Description
C-5	a. FAR 0.70 b. FAR 0.70 c. FAR 1.00 d. FAR 1.50 e. N/A	a. Retail commercial, personal and business services, professional offices, household supply and furnishings, eating and drinking establishments, drug stores, entertainment, automobile related sales, car wash, and similar uses. b. Automobile and marine related repair (west side of Catalina Avenue) c. Light industrial and wholesale uses (west side of Catalina Avenue) d. Storage and self-storage (west side of Catalina Avenue) e. Boat and recreational vehicle outdoor storage (west side of Catalina Avenue)
Mixed-Use		
Mixed-Use Transit Center (MU-TC)	Max. FAR 1.50 Up to and including 30 du/ac	Provides for an integrated mix of both community and regional serving commercial retail, service, office, entertainment, hotel and residential uses in close proximity to transit stations. Mixed-use transit center development should be of high quality and designed to be pedestrian-oriented and integrated with existing surrounding uses. This designation also allows for public uses such as libraries, parks, museums, and cultural facilities. Configurations include ground floor commercial with residential units on upper floors or stand-alone commercial, office and residential development. It is recommended that residential projects in this designation include an affordable component. Maximum FAR 1.50 and density up to and including 30 dwelling units per acre, density may increase consistent with state law for affordable units.
Mixed-Use Transit Center (Housing Required) (MU-TCH)	Max. FAR 1.50 A minimum of 20 du/ac up to and including 80 du/ac (50 percent of total floor area must be for residential use)	Provides for an integrated mix of residential with community and regional serving commercial retail, service, office, entertainment, and hotel uses in close proximity to transit stations. Mixed-use transit center development in the housing required areas shall require at least 50 percent of the total floor area to be designated for residential uses. Development in should be of high quality and designed to be pedestrian-oriented and integrated with existing surrounding uses. This designation also allows for public uses such as libraries, parks, museums, and cultural facilities. Configurations include ground floor commercial with residential units on upper floors, stand-alone commercial or office with residential development in a horizontal mixed use configuration, and exclusively residential projects. It is recommended that residential projects in this designation include an affordable component. Maximum FAR 1.50 with a minimum density of 20 dwelling units per acre up to and including a maximum density of 80 dwelling units per acre. Density may increase consistent with state law for affordable units.
Mixed-Use Low (MU-1)	Commercial Only: 0.50 FAR Commercial and Residential together: Max. FAR 1.50 (Minimum commercial floor area ratio of 0.30. All density exceeding 0.70 FAR	Provides for an integrated mix of commercial retail, service, office, entertainment, and residential uses. Uses can be mixed in a vertical or horizontal configuration. Mixed-use development should be of high quality and designed to integrate with existing surrounding uses. Configurations include ground floor commercial with residential units on upper floors or standalone commercial or office development. This designation is intended to encourage pedestrian-oriented development that has a strong emphasis on creating a safe and attractive streetscape. It is recommended that residential projects in this designation include an affordable component. Maximum FAR 1.50 and density up to and including 30 dwelling units per acre, density may increase consistent with state law for affordable units.

Table 2.1: General Plan Land Use Designations

Land Use Designation	Maximum Density/Intensity	Description
	must be residential use) Up to and including 30 du/ac	
Mixed-Use Medium Low (MU-2)	Commercial Only: 1.00 FAR Commercial and Residential together: Max. FAR 1.50 (Minimum commercial floor area ratio of 0.30. All density exceeding 0.70 FAR must be residential use) Up to and including 35 du/ac.	Provides for an integrated mix of commercial retail, service, office, entertainment, and residential uses in the City's activity centers. Uses can be mixed in a vertical or horizontal configuration. Mixed-use development should be of high quality, designed to integrate with existing surrounding uses. Configurations include ground floor commercial or office with residential units or office uses on upper floors or standalone commercial or office development. This designation is intended to encourage pedestrian-oriented environments that have a strong emphasis on creating a safe and attractive streetscape. It is recommended that residential projects in this designation include an affordable component. Maximum FAR 1.50 and density up to and including 35 dwelling units per acre, density may increase consistent with state law for affordable units.
Mixed-Use Housing Required (MU-H)	Residential Only: 1.5 FAR Commercial and Residential together: Max. FAR 1.50 (All density exceeding 0.75 FAR must be for residential use, 50 percent of total floor area must be for residential use) A minimum of 20 du/ac up to and including 65 du/ac	Provides for housing development to be integrated into the City's mixed use and commercial corridors by requiring housing development while also allowing for a mix of commercial retail, service, office, and entertainment uses. Exclusively residential projects and mixed use projects where at least 50 percent of the total floor area is for residential uses are allowed. Mixed use projects may be mixed in a vertical or horizontal configuration. Development should be of high quality and designed to integrate with existing surrounding uses. Configurations include ground floor commercial with residential units on upper floors, stand-alone commercial or office with residential development in a horizontal mixed use configuration, and exclusively residential projects. This designation is intended to encourage pedestrian-oriented development that has a strong emphasis on creating a safe and attractive streetscape. It is recommended that residential projects in this designation include an affordable component. Maximum FAR 1.50 and A minimum density of 20 dwelling units per acre up to and including a maximum density of 65 dwelling units per acre, density may increase consistent with state law for affordable units.
INDUSTRIAL		
I-1	FAR 1.00	Light industrial, research and development, "office park" facilities, manufacture of spacecraft and associated aerospace systems, supporting commercial uses (e.g., restaurants, banks, copiers, and similar uses), educational and governmental facilities, and day care centers.
I-2	FAR 1.00	Same uses as I-1

Table 2.1: General Plan Land Use Designations

Land Use Designation	Maximum Density/Intensity	Description
I-3	FAR 1.00	Same uses as I-1, and building material sales, furniture stores, vehicles sales and services, maintenance and repair services, restaurants, banks, photocopies, and similar uses.
Industrial Flex (IF)	Max. FAR 1.00	Provides for an integrated mix of light industrial and commercial and/or office uses such as: commercial, research and development, incubator space, creative or technology-based businesses, offices, hotel, and supporting commercial uses. The overall character in this designation is intended to create a creative/tech incubator district with supporting uses.
Public/Institutional/Open Space		
Public/Institutional-(PI-1)	Max. FAR 0.75 Subject to Planning Commission Design Review	Provides for governmental administrative and capital facilities, schools, libraries, hospitals and associated medical offices, public cultural facilities, and other public uses, ancillary parks, recreation and open spaces. Subject to Planning Commission Design Review (PCDR).
Public/Institutional-(PI-2)	Max. FAR 1.25 Subject to Planning Commission Design Review	Same uses as PI-1 Subject to Planning Commission Design Review (PCDR).
Public (P)	Max. FAR 0.10	Governmental administrative and capital facilities, parks, schools, libraries, hospitals and associated medical offices, public cultural facilities, public open space, utility easements, and other public uses.
Parks and Open Space (OS)	Max. FAR 0.20	Provides for public open space, passive park uses, sports fields, active recreation uses, and coastal-related recreational activities as well as accompanying public facilities such as restrooms, picnic pavilions, parking facilities, and lifeguard towers. Maximum FAR 0.20.



Data Source: PlaceWorks 2026, The City of Redondo Beach 2026

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Table 2.2: Buildout Estimates

Land Use Designation	Maximum Density/Intensity[1]	Acres	% Total Acres	Dwelling Units	ADUs[3]	Future Households[4]	Population[5]	Non-Res Bldg SQ FT[6]	Employment[7]
Single-Family Residential									
R-1: Single Family Residential	Up to and including 8.8 du/ac	746.8	18.8%	5,100	393	5,200	12,141	203,477	992
R-1A: Single Family Residential (Small Lot)	Up to and including 17.5 du/ac	121.7	3.1%	1,886	0	1,794	4,232	1,373	4
Multi-Family Residential									
R-2: Multifamily Residential	Up to and including 14.6 du/ac	471.9	11.9%	6,482	127	6,277	14,770	-	-
R-3: Multifamily Residential	Up to and including 17.5 du/ac	542.7	13.7%	11,051	97	10,596	24,969	281,241	1,028
RMD: Multifamily Residential	Up to and including 23.3 du/ac	146.0	3.7%	5,887	7	5,605	13,222	25,957	91
RH: Multifamily Residential	Up to and including 30.0 du/ac	13.4	0.3%	396	-	377	889	69,374	315
RVH: Multifamily Residential	A minimum of 20 du/ac up to and including 65 du/ac	14.8	0.4%	964	-	917	2,164	14,036	23
Mixed Use									
MU-1: Mixed-Use	Commercial Only: 0.50 FAR // Commercial and Residential together: Max. FAR 1.50 (Minimum commercial FAR of 0.30 // all square footage exceeding 0.70 FAR must be residential use). Up to and including 30 du/ac.	22.6	0.6%	701	-	666	1,572	537,906	1,076
MU-2: Mixed-Use	Commercial Only: 1.00 FAR // Commercial and Residential together: Max. FAR 1.50 (Minimum commercial FAR of 0.30 // all square footage exceeding 0.70 FAR must be for residential use). Up to and including 35 du/ac.	9.1	0.2%	321	-	305	720	278,678	557
MU-H: Mixed-Use (Housing Required)	Residential Only: 1.50 FAR // Commercial and Residential together: Max. FAR 1.50 (all square footage exceeding 0.75 FAR must be for residential use, 50 percent of total floor area must be for residential use). A minimum of 20 du/ac up to and including 65 du/ac.	3.5	0.1%	225	-	214	504	112,901	108
MU-TC: Mixed-Use Transit Center	Max. FAR 1.50 // Up to and including 30 du/ac.	29.8	0.8%	700	-	666	1,571	1,293,144	2,586
MU-TCH: Mixed-Use Transit Center (Housing Required)	Max. FAR 1.50 // A minimum of 20 du/ac up to and including 80 du/ac. (50 percent of total floor area must be for residential use).	17.2	0.4%	1,380	-	1,312	3,096	563,407	1,127
Commercial									
CN: Neighborhood Commercial	FAR 0.50	33.5	0.8%	205[2]	-	195	460	676,891	1,934
CN (Artesia & Aviation Blvd SPA): Neighborhood Commercial	FAR 1.50 in Artesia and Aviation Blvd. Special Policy Areas	47.4	1.2%	58[2]	-	55	130	2,052,851	5,903
C-1: Commercial	FAR 0.35	6.2	0.2%	-	-	-	-	88,349	252
C-2: Commercial	FAR 0.50	17.1	0.4%	-	-	-	-	301,061	907
C-3: Commercial	FAR 0.70	16.4	0.4%	1[2]	-	1	2	395,562	1,173
C-4: Commercial	FAR 1.00	47.3	1.2%	17[2]	-	16	38	1,289,816	3,685
C-5: Commercial	Varies (Max FAR 1.50)[1]	12.2	0.3%	-	-	-	-	292,293	835
CC: Coastal Commercial	Per Harbor/Civic Center Specific Plan and LCP	55.0	1.4%	229[2]	-	218	514	256,639	700
Industrial									
I-1: Industrial	FAR 1.00	206.0	5.2%	-	-	-	-	6,925,087	8,742
I-2: Industrial	FAR 1.00	2.6	0.1%	-	-	-	-	114,929	192
I-3: Industrial	FAR 1.00	25.6	0.6%	-	-	-	-	835,611	1,393
IF: Industrial Flex	FAR 1.00	29.4	0.7%	-	-	-	-	961,596	2,747
Public / Open Space									
PI-1 & PI-2: Public/Institutional	PI-1: FAR 0.75 // PI-2: FAR 1.25	170.7	4.3%	253[2]	-	253	436	324,153	1,621
P: Public	0.10 FAR	131.5	3.3%	-	-	-	-	212,577	17
OS[1]: Parks and Open Space	FAR 0.20	146.2	3.7%	-	-	-	-	-	59
ROW: Right of Way	-	886.4	22.3%	-	-	-	-	-	-
TOTAL		**3,973.0**	**100.0%**	**35,855**	**624**	**34,666**	**81,430**	**18,108,910**	**38,068**

1. In some cases land uses were assumed to buildout to their maximum potential and in other cases they were assumed at a lower density or intensity base on local trends. Appendix A, General Plan Buildout Methodology provides more information related to specific assumptions. The maximum FAR allowed in C-5 varies by proposed use consistent with Table 2.1 General Plan Land Use Designations.
2. Commercial designations with projected housing units reflect parcels with existing homes that are projected to remain and project home key. Projected housing units in the Public/Institutional designation include assisted living facilities.
3. ADU stands for Accessory Dwelling Units

4. Households represent occupied dwelling units. Dwelling units are estimated to have a 95 percent occupancy rate, while ADUs are estimated to have an 86 percent occupancy rate.
5. Population is estimated by persons per household. Dwelling units are estimated to have 2.36 persons per household, while ADU are estimated to have 1.98 persons per ADU household.
6. Residential designations with projected non-residential building square footage reflect properties where existing institutional and commercial land uses are not projected to convert to a residential use by 2050. Residential uses, Parking structures, and other ancillary uses are not included in non-residential building square footage.
7. See Appendix A, General Plan Buildout Methodology for employment generation rates.

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GOAL LU-1 BALANCE

A sustainable community with a range of land uses that meet the diverse needs of Redondo Beach residents, offer a variety of employment, commercial, recreational, and housing opportunities that make it possible for people of all ages and abilities to live, work, recreate, and maintain a high quality of life in Redondo Beach.

Policy LU-1.1 **Balanced Land Use Pattern.** Preserve existing residential neighborhoods, while balancing development trends and state mandates, and provide for enhancement of focused planning areas to improve community activity and identity.

Policy LU -1.2 **Inclusivity**. Provide for a mix of land uses to create a complete community where residents of all ages and abilities, employers, workers, and visitors have a broad range of choices of where they can live, work, shop and recreate within Redondo Beach.

Policy LU -1.3 **Diversity of Housing.** Collaborate with residents, housing providers and the development community to provide housing opportunities for every stage of life, and to plan for a variety of housing types and price points to support the local workforce and foster a balanced community.

Policy LU -1.4 **Jobs-Housing Balance.** Create a place to live and a place to work that seeks to match its residents to jobs and promotes a workforce/ jobs balance.

Policy LU -1.5 **Education and Life-Long Learning.** Sustain and support a quality educational system for all ages and career paths, including coordination of new development with the provision of adequate schools. Also work with local partners, including but not limited to the Redondo Beach Unified School District (RBUSD), who provide life-long learning opportunities to ensure that the City's residents and workforce have access to education at all stages of life.

Policy LU -1.6 **Housing Incentives.** Allow for lot consolidation on Housing Element sites and Incentivize quality infill residential development that provides a diversity of housing types and accommodates all income levels and age groups.

Policy LU-1.7 **Homeownership Opportunities.** Support innovative development policies to expand homeownership opportunities at all income levels.

Policy LU-1.8 **Housing Affordability.** Protect existing affordable units from being converted into market rate housing or other uses.

Policy LU -1.9 **Employment Opportunities.** Provide a broad spectrum of land uses and development that offer employment opportunities for current and future Redondo Beach residents.

Policy LU -1.10 **Transit Oriented Development.** Encourage job centers with a potential affordable workforce housing component in close proximity (within ¼ mile) to the bus transit center and current and future light rail stations.

Policy LU -1.11 **Creation And Distribution of Parkland.** Promote the creation of new open space and community serving amenities throughout Redondo Beach to achieve



Required Parkland Standard

See also the Open Space and Conservation Element, (Policy OS-1.1) that requires a minimum park acreage standard of 3 acres of parkland per 1,000 residents with the intent to aspire to 5 acres per 1,000 residents.

minimum parkland standards and to keep pace with the increase in multi-unit housing development. This policy includes specific prioritization of opportunities at the current power plant site and powerline right of ways. Additionally, the City will prioritize opportunities for parkland expansion in park-deficient areas.

Policy LU -1.12 **Coastal Community.** Provide land uses which reflect and capitalize on the City's location along the Southern California coastline. Accommodate coastal-related recreation and commercial uses which serve the needs of residents and visitors and are attractive and compatible with adjacent residential neighborhoods and commercial districts.

Policy LU -1.13 **Public and Institutional Uses.** Provide for the continuation of existing and expansion of governmental administrative and capital facilities, schools, libraries, hospitals and associated medical offices, public cultural facilities, and other public uses, ancillary parks, recreation and open spaces and other public land uses and facilities to support the existing and future population and development of the City.

Policy LU -1.14 **Existing Commercial Uses in Residential Designations.** Allow for the continuation neighborhood serving business and institutional uses currently existing in residential designations. Incentivize investment in, and improvements to, these uses, including maintenance, remodels or potential building additions.

GOAL LU-2 IDENTITY

A dynamic, progressive city containing self-sufficient, health-oriented, neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

Policy LU -2.1 **Beach Culture.** Ensure that new development and reuse projects protect existing Redondo Beach culture and identity and preserve and recognize unique neighborhoods and areas as the building blocks and character defining elements of the community.

Policy LU -2.2 **Design Quality.** Establish the expectation that new projects will exhibit a high level of design quality that is sensitive to and compatible with its adjacent neighborhoods and results in public spaces, outdoor dining, streetscapes, and developments that are attractive, safe, functional, distinct, and respectful of the architectural history of Redondo.

Policy LU -2.3 **Context-sensitive Development.** Design new projects to be compatible with adjacent residential structures and other areas designated for other categories of use provided that no substantial adverse impacts will occur.

Policy LU -2.4 **City Image.** Encourage land uses, development projects (public and private), and public art installations that promote the city's image, identity, and history as a cultural, governmental, and business-friendly regional center.

Policy LU-2.5 **Unique gateways.** Celebrate the unique gateways to Redondo Beach by enhancing them with landscape treatments, signage, art or specialized roadway treatments.

Policy LU-2.6 **Unique architectural design.** Encourage the use of unique architectural features, facades, and outdoor spaces within Special Policy Areas to create distinctive districts in Redondo Beach.

Policy LU-2.7 **Streetscape enhancements.** Facilitate streetscape improvements, add pedestrian amenities that attract new uses, and revitalize the corridors.

Policy LU-2.8 **Pedestrian access.** For new development, encourage pedestrian access and create strong building entries that are primarily oriented to the street.

GOAL LU-3 COMPATIBILITY

Preserve and improve the character and integrity of existing neighborhoods and districts.

Policy LU-3.1 **Compatible Uses.** Foster compatibility between land uses to enhance livability and promote healthy lifestyles.

Policy LU-3.2 **Context-Aware and Appropriate Building Design.** We require appropriate building and site design that complements existing development and provides appropriate transitions and connections between adjacent uses to ensure compatibility of scale, maintain an appropriate level of privacy for each use, and minimize potential conflicts. For mixed-use (commercial and residential) require structures be designed to mitigate potential conflicts between the commercial and residential uses and provide adequate amenities for residential occupants.

Policy LU-3.3 **Neighborhood Buffers.** Encourage all commercial property owners bordering residential areas to mitigate impacts and use appropriate landscaping and buffering of residential neighborhoods, while considering the potential to provide access in the form of pass-throughs between the commercial corridors and adjacent residential neighborhoods.

Policy LU-3.4 **Industrial Impacts.** Mitigate the impacts that industrial and other non-residential uses which use, store, produce, or transport toxics, generate unacceptable levels of noise, air emissions, or contribute other pollutants have on the surrounding community.

Policy LU-3.5 **Quality Design.** Ensure new single and multi-family residential projects are consistent with the provisions outlined in City's Objective Residential Standards and non-residential development along Artesia and Aviation Blvds. is consistent with the design guidance and policies within the AACAP.

Policy LU -3.6 **Active Transportation.** Invest in active transportation connectivity between commercial corridors/job centers and residential neighborhoods to encourage healthy lifestyles.

Residential Design Guidelines (RDG) are now Objective Residential Standards (ORS)

The City initiated (2022) an update to its Residential Design Guidelines in response to State mandates to address housing affordability and streamlined processes for residential projects. RDG's now ORS's seek to: achieve locally compatible design through objective design standards; eliminate uncertainties for residential applicants by removing subjectivity; and encourage better rojects by providing clear illustrative design guidance in the standards.

Policy LU-3.7 **Access to Transit.** Support the location of transit stations and enhanced stops near the Galleria (along Hawthorne Boulevard) and North Tech District to facilitate and take advantage of transit service, reduce vehicle trips and allow residents without private vehicles to access services.

Policy LU-3.8 **Corridor Connectivity.** Recognize corridors as important cross-town thoroughfares that connect Redondo Beach, serve as transitions between neighborhoods, provide opportunities for local/neighborhood-serving retail and balance the needs of multiple transportation modes. Consider mid-block pass through between parking areas within the corridors and between the corridors and adjacent residential neighborhoods. Specifically target power line and transportation rights of way as pedestrian and bicycle corridors to connect amenities across the city and in nearby communities. Work with neighboring communities to integrate and connect these pedestrian and bicycle corridors across city boundaries.

Policy LU -3.9 **Adequate Infrastructure.** Evaluate individual new development proposals to determine if the proposals are consistent with the General Plan and the existing and planned capacities of public facilities and infrastructure improvements. Where appropriate, require developers to pay the cost of studies needed to determine infrastructure capacity in conjunction with a proposed project and if there is a rational nexus that project impacts require additional capacity or upgrades of impacted infrastructure, require the physical improvements or their fair share contribution of necessary infrastructure.

Policy LU-3.10 **Utility Corridors.** Develop plans and programs for the reuse of infrastructure and utility properties and easements as they are currently managed and should they no longer be required for their currently intended primary use and operations. In particular, the City shall target these corridors to provide active and passive uses and recreational amenities including bicycle and pedestrian paths to create connectivity to city-wide amenities and amenities located in neighboring cities.

Policy LU-3.11 **Civic engagement**. Increase the amount and quality of community engagement throughout the planning, development, and operation of our developments throughout the city's varied communities.



Open Space and Conservation and Circulation Elements

Additional policies related to new open space opportunities and connectivity can be found in the Open Space and Conservation and Circulation Elements. Policies in these sections explore connectivity to amenities as well as the different types of connections (i.e. pedestrian, bicycle, transit) that should be explored.

GOAL LU-4 HEALTH AND VITALITY

A vibrant community that supports the healthy and active lifestyles of residents and visitors

Policy LU-4.1 **Quality of Life and Livability.** Create an active, health-oriented community, that benefits from outdoor amenities and activities residents and visitors can enjoy due to the proximity to the coast.

Policy LU-4.2 **Health and Land Use.** Seek to incorporate health considerations into land use planning decisions in a manner that improves health and well-being.

Policy LU -4.3 **Coastal Amenities.** Promote and enhance the City's coastal amenities such as its beaches, King Harbor and the Redondo Beach Pier that serve as landmarks and

distinguishing features unique to the city and also provide coastal access and coastal recreational opportunities for the community at large.

Policy LU-4.4 **New Open Space and Parkland Opportunities.** Preserve, invest in, and expand open space and parkland opportunities for active and passive recreational public and private open spaces. Work with future developments along commercial corridors and other nonresidential developments to create useable public open spaces to enhance the commercial neighborhood experience for residents and visitors alike.

Policy LU-4.5 **Increased Physical Activity.** Establish new opportunities for outdoor and indoor recreation as part of a comprehensive, integrated, and interconnected network of spaces and facilities, with a focus on underserved areas.

Policy LU-4.6 **Connectivity**. Facilitate bicycling and pedestrian linkages to parks, beaches, tourist destinations, recreational amenities, open spaces and parks, and commercial destinations via the City's street, pedestrian, bicycle, and transit networks in a way that is visually appealing and safe to encourage local residents and visitors to minimize the use of automobiles. Focus on expanding connectivity through the addition of pedestrian and bike paths on public utility and transportation rights of way. Create additional mid block connections (pass throughs) from adjacent residential neighborhoods into commercial corridors and create connections between adjacent commercial businesses.

Policy LU-4.7 **Health Partnerships.** Build and maintain partnerships with the, health care providers, health promoting non-profits and community-based organizations to evaluate and implement land use projects in a manner that improves community health.

Policy LU-4.8 **Health and the Built Environment.** Look for opportunities to map and analyze the equal distribution of parks, open space and recreational activities to encourage physical activity and to ensure that people have equitable access to parks and open spaces within walking or biking distances.

GOAL LU-5 ENVIRONMENTAL SUSTAINABILITY

An environmentally aware community that utilizes tools, strategies and approaches that protect and minimizes the impacts to the City's environmental resources.

Policy LU-5.1 **Environmental Sustainability**. Ensure that new development is sensitive to the City's stewardship of the environment. Provide measures to minimize the impacts of future development on air quality, runoff, water use, trash generation (and its impacts on the ocean), noise, and traffic (including things such as exhaust generated from underperforming intersections.

Policy LU-5.2 **Conservation and Re-use Strategy.** Promote the use of water conservation and re-use as a strategy to lower the cost, minimize energy consumption, and maximize the overall efficiency and capacity of public and private water systems. Encourage the installation of water storage, rain catchment and graywater



Energy and Water Use

Policies related to energy and water use can be found in the Open Space and Conservation Element.

systems to support domestic and outdoor water needs. Avoid water reuse that could adversely affect the quality of groundwater or surface water.

Policy LU-5.3 **Renewable Energy Facilities.** To reduce or avoid conflicts, communicate and collaborate with affected ocean users, coastal residents and businesses, and applicants seeking state or federal authorization for the siting, development, and operation of renewable energy facilities.

Policy LU-5.4 **Reclamation.** Require renewable energy facility operators to restore the natural characteristics of a site when a project is decommissioned and removed.

Policy LU-5.5 **Reduce Air Pollution.** Require the siting of new industrial and sensitive land uses to follow buffer distances, to the extent feasible, recommended in the California Air Resource Board's *Air Quality and Land Use Handbook.*

Policy LU5.6 **Reduce Greenhouse Gas Emissions.** Apply the strategies and approaches identified in the City's Climate Action Plan to help reduce Greenhouse Gas Emissions.

Policy LU5.7 **Preserve and Expand Native Habitat and Encourage Use of Native Plants for Landscaping.** Continue to support the expansion of native bluff habitat along the waterfront. Continue to support reestablishment of native habitat in Wilderness Park. Continue to pursue wetlands and native habitat restoration at the power plant site and the adjacent powerline corridor. Ensure connectivity of native habitat, particularly habitat for the endangered El Segundo blue butterfly, with Torrance and Hermosa Beach. Redefine city plant and tree palettes to prioritize native plants. Apply the strategies and approaches to fund and incentivize expansion of native habitat and plants throughout the city on both public and private property.

Policy LU5.8 **Expand Urban Forest.** Develop a specific urban forest policy and related ordinances to ensure net expansion of tree canopy in the city. Define a tree palette that prioritizes use of native trees and shrubbery.

Policy LU5.9 **Stormwater Recapture.** Prioritize bioswales and other strategies to recapture storm water and infiltrate it in the aquifer. Develop policies and ordinance that requires the implementation of bioswales and similar strategies such as permeable surfaces to capture and infiltrate storm water from streets and development.



Redondo Beach Climate Action Plan

Adopted in 2017, the City of Redondo Beach, in cooperation with the South Bay Cities Council of Governments, developed a Climate Action Plan (CAP) to reduce Greenhouse Gas (GHG) emissions within the city. The City's CAP serves as a guide for action by setting GHG emission reduction goals and establishing strategies and policies to achieve desired outcomes over the next 20 years. Strategies address land use and transportation, energy efficiency, solid waste, urban greening, and energy generation and storage.



Native Habitat

See also the Open Space and Conservation Element policies that address the reintroduction of native habitats in utility rights-of-way and encourage the City's collaboration with other agencies to achieve this.

GOAL LU-6 ECONOMIC SUSTAINABILITY

A financially healthy city with a balanced mix of land uses and special funding and financing districts that increase resources to invest in public facilities and services.

Policy LU-6.1 **Responsible Development.** Pursue responsible economic development opportunities that balance the needs of residents and businesses investing in our community, and are fiscally sustainable.

Policy LU-6.2 **Prioritized Uses.** Prioritize attraction of jobs generating office, institutional, and tech jobs in areas outside of the Coastal Zone. In Coastal Zone areas, prioritize visitor serving uses.

Policy LU-6.3 **Business Incubator.** Develop and implement land use strategies that facilitate the creation and development of new businesses, capture of current businesses searching for new facilities, and retention of existing businesses in Redondo Beach. Specifically target businesses and uses that would reduce the workforce/jobs imbalance. Identify and take advantage of new business trends in surrounding communities.

Policy LU-6.4 **Rehabilitate Properties**. Promote rehabilitation of properties and encourage increased levels of capital investment to create a safe and attractive environment.

Policy LU-6.5 **Tourism.** Support opportunities for coastal tourism and events such as concerts and music festivals on the beach, and athletic competitions such as ocean swimming events and 10K runs that can draw additional visitors and infuse outside investment into Redondo Beach.

Policy LU-6.6 **Hospitality Uses.** Encourage expansion of the range and location of available lodging for both tourist and business visitors.

Policy LU-6.7 **Service Industry Support.** Identify opportunities to improve the availability of affordable housing and accessible transportation options for service workers that support the City's hospitality and tourism trades.

Policy LU-6.8 **Retail Goods and Services.** Ensure a mix of retail businesses that provide the full continuum of goods and services for the community, and attract a regional customer base to generate revenue for the City.

Policy LU-6.9 **Desired Development**. Establish, review, and update standards as necessary to ensure desired development in *Special Policy Areas* is economically viable, reflects community desires, addresses Redondo Beach's jobs/workforce imbalance, and maintains or enhances the fiscal well-being of the City.

Policy LU-6.10 **Cost And Benefit Of Development.** Balance the benefits of development with its fiscal impacts on the city and on quality of life for the community.

Policy LU -6.11 **Fair Share of Costs.** Require that new development pay its pro rata share of the costs of services and/or infrastructure required to support that development.

Policy LU-6.12 **Business Retention and Expansion.** Continuously improve two-way communication with the Redondo Beach business community and emphasize customer service to existing businesses, entrepreneurial enterprises, and desired types of uses.

Policy LU-6.13 **Socioeconomic Trends.** Continuously monitor, plan for, and respond to changing socioeconomic trends.

Policy LU-6.14 **Development Projects.** Require new development and redevelopment to create unique, high-quality places that add value to and are complimentary with the community.

Policy LU-6.15 **Development Review.** Require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.

Policy LU-6.16 **Protection of Investment.** Require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

Policy LU-6.17 **Private Maintenance.** Require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

Policy LU-6.18 **Impact Fees.** Require new development to pay its proportionate share of the cost of providing and/or upgrading public facilities and services impacted by new development through impact fees.

Policy LU-6.19 **Assessment Districts.** Encourage the use of special assessments as a way to address public improvements (i.e., parks, undergrounding utilities, landscape, lighting, signage, street furniture, or other public improvements) in concert with new development.

Policy LU-6.20 **Prioritize Institutional Uses.** Develop a program to attract new institutional uses in close proximity to Redondo business districts. The goal is to develop a weekday customer base for local businesses while developing the city reputation as a high tech center and incubator for coastal Los Angeles County.

Policy LU-6.21 **Job centers, corporate campuses, and transit oriented job centers.** Address jobs/workforce imbalance by creating opportunities and an environment that attracts new high end business campuses and job centers, thus reducing the number of Redondo Beach workforce population who commute to other cities to work and providing weekday customers to frequent Redondo Beach business corridors.

Policy LU-6.22 **Home Based Businesses.** Encourage and incentivize the creation of new home-based businesses to support job creation in the City and to help reduces commuter trips in and out of the City.

GOAL LU-7 HISTORIC PRESERVATION

Historic buildings, streets, landscapes and neighborhoods, as well as the story of Redondo Beach's people, businesses, and social and community organizations, are preserved and serve as a point of civic pride and identity for the community.

Policy LU-7.1 **Historic landmarks and districts.** Encourage the voluntary designation of potentially historic resources as landmarks or historic districts.

Policy LU-7.2 **Protect designated landmarks and districts.** Continue to use the Certificate of Appropriateness process for reviewing applications to demolish or alter designated landmarks and for projects within designated historic districts.

Policy LU-7.3 **Public and institutional facilitie**s. Consider the designation of potentially historic public or institutional resources under threat of demolition or deterioration.

Policy LU-7.4 **Adaptive reuse and sustainable development.** Promote historic preservation as sustainable development and encourage adaptive reuse of historic or older properties.

Policy LU-7.5 **Historic resources as cultural tourism.** Promote historic places and cultural tourism as an economic development strategy.

Policy LU-7.6 **History and cultural heritage.** Support and encourage efforts to document and share the cultural heritage and history of Redondo Beach.

Policy LU-7.7 **Culturally inclusive planning.** Ensure that historic preservation planning is culturally inclusive and reflective of the unique background and diversity of neighborhoods in the city.

Policy LU-7.8 **Incentives and technical assistance.** Provide assistance to owners of potentially eligible and designated historic properties with tools and incentives to maintain historic resources. Consider providing restoration assistance to owners of historic sites and/or structures in return for agreements or deed restrictions prohibiting their destruction or alteration inconsistent with their historic character. Continue to provide Mills Act Agreements to owners of historic sites to maintain, rehabilitate, and preserve the character defining features of historic properties.

Policy LU-7.9 **Salvage architectural features or materials.** Encourage the preservation or reuse of historic architectural features on site or within the community.

2.3 Special Policy Areas

The Land Use Element has identified seven areas of the City that warrant special policy direction due to the special role they play in the City either as a gateway, corridor, district or activity center. The purpose of identifying these areas is to create additional policy direction to preserve or enhance the special character of these areas. The following sections provide unique guidance for the following areas:

- North Redondo Tech District (SPA-1)
- Artesia Boulevard (SPA-2)
- Aviation Boulevard (SPA-3)
- Galleria (SPA-4)
- North PCH (SPA-5a)
- Central PCH (SPA-5b)
- Torrance Boulevard (SPA-5c)
- South PCH (SPA-6)
- Riviera Village (SP-7)



A Note on AES and the Waterfront

King Harbor, the historic "endless" pier, and the historic Old Salt Lake wetlands make Redondo Beach unique amongst the South Bay Beach Cities. We enjoy the only harbor in the 26 miles of coastline between Marina Del Rey and LA Harbor. Our historic "endless" or "horseshoe" pier is unique on the California coast.

At the time of the General Plan update, it was uncertain what potential land use changes at the Waterfront and existing AES site should be discussed, if any. As a result, and consistent with the direction provided in the Open Space and Conservation Element, no land use changes to either area are proposed at this time and the City will maintain the current zoning standards for each location. This is also the reason that neither site was identified in the Land Use Element as a Special Policy Area during the current update. On December 31, 2023, AES officially closed the generating station, which operated for more than 100 years in Redondo Beach.



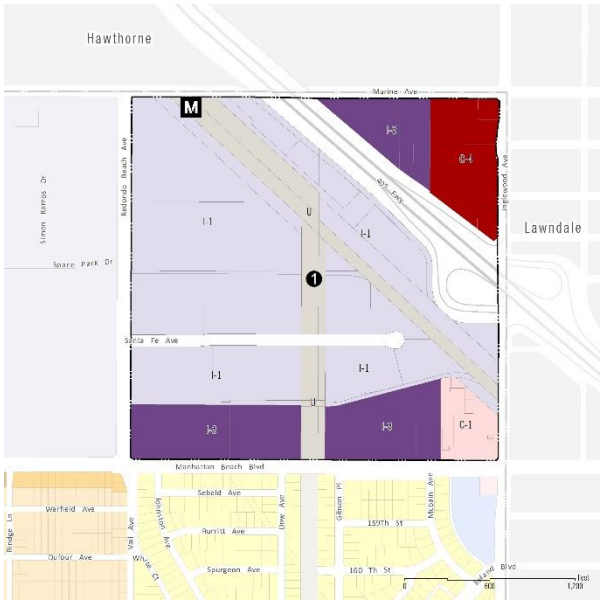
Source: Daily Breeze

In the future, both AES and the Waterfront will require special focused planning efforts associated with any proposed redevelopment of the sites, particularly in light of the permanent shut down of the power plant. In addition, the City will continue to maintain communications with property owners, and in the case of AES, state energy regulators, regarding the status of activities related to both sites. When timing is appropriate, the City will identify a strategy and process for reuse or preservation of each area.

NORTH REDONDO TECH DISTRICT (SPA-1)

Home to some of the City's largest employers, the North Redondo Tech District is envisioned as a transit-oriented employment-generating industrial center of innovation in a campus-like atmosphere that also incorporates supportive retail and hospitality uses adjacent to the freeway.

The Green Line Transit Station at Marine Avenue (at the northern edge of this SPA) provides a connection to a growing regional light rail network that is planned to be extended further south adjacent to the Galleria and onto a terminus near Torrance City Hall. The City of Redondo Beach supports locating any extension of the metro line within the Hawthorne Boulevard right-of-way.



Policy Direction

Goal. A thriving jobs center of innovation that has regional transit connectivity.

- **Jobs Center.** Maintain existing employers and attract new innovative industrial, technology, manufacturing and commercial uses to bolster the jobs available to local residents.
- **Retail Nodes.** Create commercial nodes at key intersections and adjacent to the freeway to provide retail uses that are complementary to the jobs generating uses in the area.

North Redondo Jobs Generators

Northrop Grumman is a global aerospace, defense and security company located in Redondo Beach that provides support to the U.S. government, principally the Department of Defense and intelligence community.

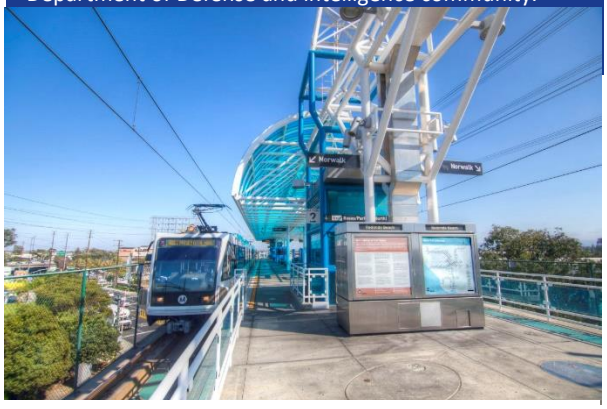


Photo: CivicCouch.com

ARTESIA BOULEVARD (SPA-2)

The Artesia Corridor will be the "Main Street" of North Redondo, providing an identifiable, safe, attractive, and inviting place to serve residents' and visitors' unique needs, while also fostering prosperous small businesses. As the primary corridor that serves North Redondo, the uses in this area are predominantly commercial. Existing residential uses may remain, but no new residential or mixed-use (residential over retail) development will be permitted along the corridor. Artesia Boulevard corridor allows up to 1.50 FAR within the AACAP. Prioritization of uses on Artesia Boulevard are envisioned as:

West End - Aviation Boulevard to SCE Easement. A mix of retail and office with an emphasis on restaurant with outdoor dining (should be priority).

East End - SCE Easement toward Galleria. Office uses will be strongly encouraged and prioritized in this segment to help transition auto-oriented uses from the Galleria to pedestrian-oriented (neighborhood serving) uses along Artesia.

Policy Direction

Goal: An active and revitalized corridor that serves at the "main street" of North Redondo through the thoughtful implementation of placemaking, mobility, parking, land use and economic development strategies. The reorientation from commuter-serving to serving and supporting the adjacent and surrounding residential neighborhoods.

- **Mix of Uses.** Attract and retain a mix of retail, restaurant and office businesses that serve the community (adjacent residential neighborhoods) and attract visitors.
- **Placemaking.** Activate, reenergize and revitalize the corridor through thoughtful placemaking efforts that create active streetscapes and enjoyable pedestrian experiences with creative public spaces, outdoor dining, landscaping, and an active public arts program.
- **Connected Identity.** Identify storefront, sidewalk, signage, façade improvements, and public art to create a defined and connected design character along the corridor. Identify the gateways into the Artesia corridor and transition and connect the corridor to the Galleria at South Bay (Social District).
- **Increased Access.** Enhance walking, bicycle and transit access, with improved bus shelters and recessed access points, to the area to provide improved access, and when feasible, mid-block pass throughs, to local residents in adjacent neighborhoods by improving connectivity and the travel experience through the corridor with safer, more convenient facilities.



Artesia & Aviation Corridors Area Plan (AACAP)

The City adopted the Artesia & Aviation Corridors Area Plan (AACAP), on December 8, 2021, that further details the programs and design guidelines to guide future development along Artesia and Aviation Boulevards, including architectural and streetscape design guidelines, parking strategies, options for new bike lanes, public art programs and outdoor dining strategies. The document serves as a series of actionable "next steps" that the City is pursuing to stimulate economic investment and activity in the corridor.



- **Parking.** Integrate creative parking solutions including shared parking, parking structures, flexible parking development standards, elimination of required parking, and other strategies to incentivize investment and remove impediments in the corridor. Encourage pedestrian access between currently separated onsite parking lots.
- **Economic development.** Facilitate and encourage redevelopment and reinvestment in private property through activities such as expedited permitting, flexible development standards for targeted uses, low-cost loans, or establishment of a Business/Parking Improvement District.

AVIATION BOULEVARD (SPA-3)

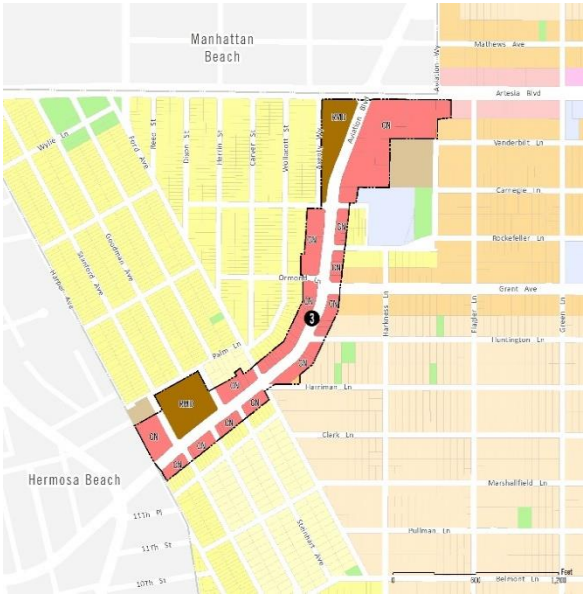
Aviation Boulevard includes a mix of unique and varied small businesses that provide service, office, retail, and restaurant uses. It is connected to the Artesia Corridor (separated by a neighborhood commercial shopping center at the intersection of Aviation and Artesia Boulevards) and contains two medium density multi-family (RMD) areas fronting the corridor: one at the corner of Artesia Boulevard and the other between Goodman and Stanford Avenues.

As part of the Artesia & Aviation Corridors Area Plan (AACAP), it was determined that the character of Aviation Blvd should remain as a primarily small-scale neighborhood serving commercial district and that the multi-family residential was also an appropriate mix of uses for the area. As future development and revitalization occurs, the adopted AACAP will provide more detailed guidance to visually improve and activate the corridor and to link uses to the surrounding residential areas, similar to Artesia Boulevard.

Policy Direction

Goal: An active and revitalized corridor that provides local serving commercial and office uses and prioritizes improvements that generate connectivity to the surrounding neighborhoods through thoughtful implementation of placemaking, mobility, parking, land use and economic development strategies.

- **Local business center.** Attract and support local serving businesses that facilitate connections to the surrounding neighborhoods.
- **Neighborhood connectivity.** Actively create physical and visual connections to the neighborhoods adjacent to Aviation Blvd. through design, streetscape or mobility improvements to generate local activity and minimize vehicular trips.
- **Cohesive identity.** Identify storefront, sidewalk, signage, public art and façade improvements to create a connected design character along the corridor.
- **Increased Access.** Enhance walking, bicycle and transit access to the area for local residents by improving connectivity and the travel experience through the corridor with safer, more convenient facilities.
- **Parking.** Integrate creative parking solutions including shared parking, parking structures, elimination of required parking, pedestrian access between separate onsite parking lots, and other strategies to incentivize investment in the corridor.
- **Economic development.** Facilitate and encourage redevelopment and reinvestment in private property through activities such as expedited permitting, low-cost loans, or establishment of a Business/Parking Improvement District.



Relationship to Artesia Blvd. and AACAP

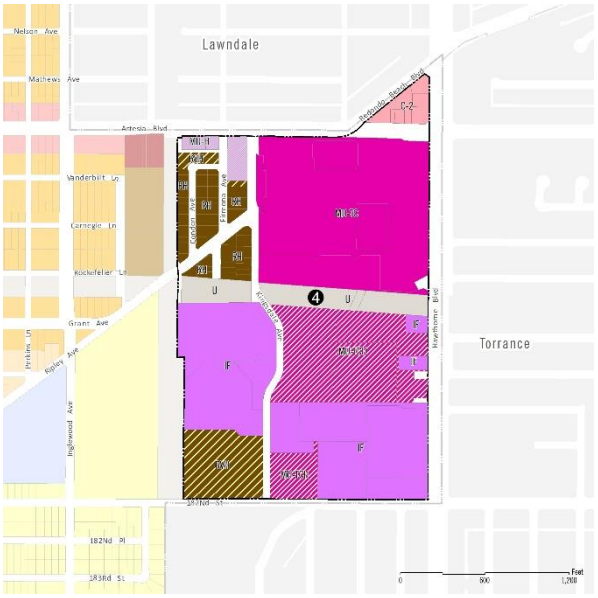
The Aviation Blvd. corridor is smaller and less centrally located in the City, than Artesia Blvd. As such, the aspirations for Aviation Blvd. are very similar to Artesia Blvd. from a connectivity, placemaking and activity center perspective, but are scaled back to be consistent with its secondary role in the corridors. It is intended to create a pleasant and safe pedestrian realm that prioritizes access to local businesses for nearby residents. The AACAP document outlines several implementation actions to achieve this.



GALLERIA (SPA-4)

The Galleria Special Policy Area is envisioned as a transit-oriented center of commerce and creativity with a focus on regional commercial and residential uses on the Galleria site, an industrial flex uses south of the Galleria Mall, and higher-density housing throughout in areas identified for high (RH) and very high (RVH) density residential use, mixed use (housing required) (MU-H), and mixed-use transit center (housing required) (MU-TCH). The Industrial Flex area is envisioned an integrated mix of light industrial and commercial and/or office uses such as: commercial, research and development, incubator space, creative or technology based businesses, offices, hotel, and supporting commercial uses.

A planned extension southward of the Green Line from Manhattan Beach Blvd. is anticipated to include a future Transit Station adjacent to this SPA along Hawthorne Boulevard, which will provide a connection ultimately planned to extend further south with a terminus near Torrance City Hall. The area west of the Galleria Mall allows for a limited amount of high and very high density residential, with more housing or mixed-use development fronting Artesia Blvd.



Policy Direction

Goal. A mixed-use transit node that serves as a regional draw for commercial uses and a center for new innovative jobs and high density housing.

- **Regional Hub.** Create a regional hub of commercial activity and an innovative jobs center supported by limited high density residential opportunities.
- **Connectivity to Transit.** Link future development to the future Metro Station stop to foster regional connectivity and alternative transportation options.
- **Transmission Corridors**. Facilitate and enhance east west connections through the transmission easement, especially to schools and other public facilities.

Projects Approved in the Galleria SPA

The City approved revitalization of the Galleria in January of 2019 which included 300 residential units and renovation of the existing mall with new retail space, a hotel and an expansive outdoor public open space area (the Great Lawn) inclusive of a new skate park. This SPA folds in that project and identifies additional opportunities for development in the area as also identified in the Housing Element.

PCH NORTH (SPA-5A), PCH CENTRAL (SPA-5B) AND TORRANCE BLVD. (SPA-5C)

PCH North

PCH North will foster a mix of office and neighborhood commercial uses on both sides of PCH in support of the adjacent residential neighborhoods.

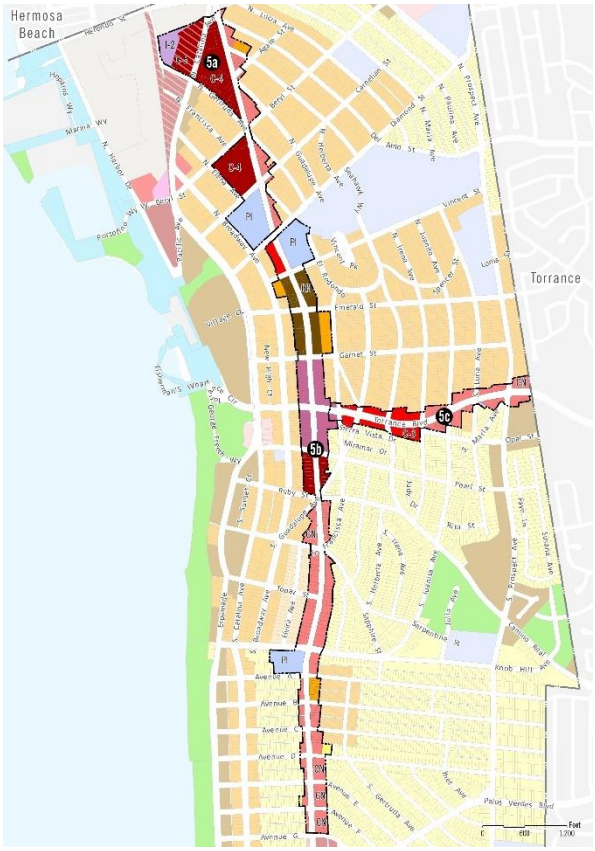
PCH Central

PCH Central is the Spine of South Redondo, projecting "Beach Town Vibes" with lower-profile buildings, identifiable, safe, attractive, and inviting places to serve residents' and visitors' unique needs, while also fostering prosperous small businesses.

Torrance Blvd.

Torrance Boulevard provides an eastern gateway into the City and serves as the entryway to the City's pier and waterfront. A mix of smaller scale neighborhood serving commercial uses are proposed at the eastern end of this corridor with larger scale medical office and a mix of general commercial uses approaching Pacific Coast Hwy.

In doing so, it will help to maintain the lower scale commercial adjacent to the residential uses near Torrance Blvd in the eastern area (reflecting the existing scale of commercial) and allow for increases in commercial development where the larger medical offices exist approaching the higher density residential and more intense commercial uses near PCH.



Policy Direction

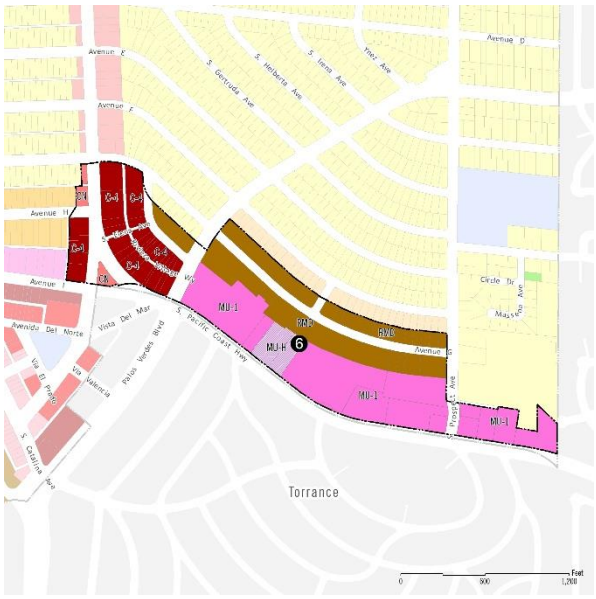
Goal. Corridors that are neighborhood serving and provide visual gateways, connectivity and access into the City.

- **Gateways.** Create gateways, that include public art, to demark the east-west entry into Redondo Beach and the entries into the "districts" created by PCH North and PCH Central. Gateways should help define the greater Redondo Beach brand as well as create distinctive areas along the PCH corridor.
- **Neighborhood Character.** Maintain and revitalize/redevelop the small scale "unique" commercial uses that define the "Beach Town" character and support both the visitor and nearby residential neighborhoods, especially in PCH Central.
- **Housing Opportunities & Religious Facilities.** Allow for the redevelopment of existing religious uses into high density residential consistent with established housing policies (Housing Element). Create safe connections between the corridor and adjacent residential.

- **Neighborhood Connectivity.** Seek opportunities to create connections, including pedestrian pass-throughs and safe bicycle access, from the adjacent high density residential neighborhoods into the corridor.
- **Pedestrian Improvements.** Identify opportunities to enhance the pedestrian experience through creative storefronts, signage, and landscaping.

PCH SOUTH (SPA-6)

PCH South is the southern gateway into the City and the entryway into the Riviera Village. PCH South projects a more urban version of the City's "Beach Town Vibes" with higher-profile buildings, and attractive visitor serving hotels, restaurants, offices and adjacent higher density residential that combine into identifiable, safe, attractive, and inviting places to serve residents' and visitors' unique needs, while also fostering prosperous small businesses.



Policy Direction

Goal.

Maintain the South PCH corridor as a neighborhood serving commercial district and the primary visitor-serving hospitality location in south Redondo with safe pedestrian and bicycle access to the Riviera Village and beaches.

- **Mix of Uses.** Encourage a variety of uses: Hospitality, commercial service, retail and restaurant, office, and high density residential (MU-1 and MU-H only) that will support the visitor and high density residential neighborhoods within and adjacent to the corridor.
- **Gateways.** Create gateways, that include public art, to demark the southern entry into Redondo Beach and the entries from the corridor into Riviera Village. Gateways should help define the greater Redondo Beach brand as well as the distinct Riviera Village.
- **Visitor Support.** Encourage the development of hospitality and enhance pedestrian and bicycle access along the corridor and to the Riviera Village and beaches.
- **Neighborhood Connectivity.** Seek opportunities to create connections, including pedestrian pass-throughs and safe bicycle access, from the adjacent high density residential neighborhoods into the corridor.
- **Quality of Design.** Develop design guidelines that will provide direction for building design, outdoor spaces, public signage, streetscape, public art and landscape improvements consistent with the character of the area and the transitions from the corridor into the Riviera Village and adjacent high density residential neighborhoods.

RIVIERA VILLAGE (SPA-7)

Riviera Village has long been one of Redondo Beach's most neighborhood-oriented and walkable mixed use districts. Its pedestrian orientation, collection of small shops, restaurants and offices and low rise buildings with sidewalk frontage all serve to create an active village character.

At its core, Riviera Village has a small town "main street" feel with a continuous line of shops fronting sidewalks and diagonal on-street parking. As the activity center of south Redondo Beach, the intent is to preserve and enhance the mix of community-serving uses, scale of development and overall character of Riviera Village to ensure it will be an appealing local gathering space in the future.



Policy Direction

Goal:

Maintain Riviera Village as a low-density, local serving commercial district, that is identifiable as a distinct "Village like" environment characterized by a high level of pedestrian activity.



- **Mix of Uses.** Encourage a variety of uses: commercial, office (second floor and to the rear only-medical office exempt), and limited residential (MU-1 only) that will provide ongoing activity during various hours of the day and that reinforces the notion of a central gathering space in south Redondo.
- **Pedestrian Activity.** Encourage the development of outdoor dining and other sidewalk-oriented uses. Allow for parkettes as determined consistent with enhancing the "Village like" environment and supporting pedestrian activities.
- **Quality of Design.** Develop design guidelines that will provide direction for building design, outdoor spaces, public signage, streetscape, public art and landscape improvements consistent with the character of the area.
- **Parking.** Seek opportunities to develop centralized and flexible parking solutions including use of public spaces for businesses, as well as shared and subterranean parking.

Examples of Village Character

- Siting of structures fronting pedestrian walkways, courtyards, and other open spaces;
- Use of arcades and other setbacks along street frontage;
- Use of building articulation and fenestration to break up long expanses of flat walls;
- Use of varying roofline and height variations to create visual interest
- Use of public art to enhance the character defining element of the "village"
- Use of design detailing, unified architectural elements and landscaping to create a character that is unique to Riviera Village.

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Amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions of the Redondo Beach Municipal Code.

Amendments to Chapter 1, Subdivisions

Amendments to Article 5, Tentative Maps

Section 10-1.504 Decisions and reports

Section 10-1.504, Decisions and reports will be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

(a) Subdivision of not more than three parcels or 15 condominium units on any lot or combination of adjacent lots or any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element". If the Community Development Director, or his/her assigned, finds that the map for a subdivision of not more than three parcels or 15 condominium units on any lot or combination of adjacent lots or any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element" meets the requirements of this chapter and the Map Act, the Community Development Director, or his/her assigned, shall approve a map of the subdivision within 50 days after the certification of the environmental impact report, adoption of a negative declaration, or a determination by the City that the project is exempt from the requirements of the California Environmental Quality Act. If the Community Development Director, or his/her assigned, finds that the map does not meet the requirements of this chapter or the Map Act, the Community Development Director, or his/her assigned, shall disapprove or conditionally approve the map within such time. Dedications and reservations of property and on-site and off-site improvements may be required by the Community Development Director, or his/her assigned, as a condition of approval as authorized by the Subdivision Map Act and this chapter. Written notice of the decision shall be given to the subdivider.

Subsection (b) will be amended to read:

(b) Subdivisions of four or more parcels or creating 16 condominium units or more on any lot or combination of lots excluding any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element". In the case of subdivisions of four or more parcels or creating 16 or more condominium units on any lot or combination of lots excluding any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element", the Commission shall review the recommendations and, if it finds that the map meets the requirements of this chapter and the Map Act, the Commission shall approve the map of the subdivision within 50 days after certification of the environmental impact report, adoption of a negative declaration, or a determination by the City that the project is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, unless such time is extended by mutual agreement with the subdivider in accordance with Government Code Section 65957. If the Commission finds that the map does not meet the requirements of this chapter or the Map Act, the Commission shall disapprove or conditionally approve the map within such time.

Section 10-1.1010 Community Development Director or Commission decisions

Section 10-1.1010, Community Development Director or Commission decisions will be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

(a) Subdivision of not more than three parcels or 15 condominium units on any lot or combination of lots or any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element". If the Community Development Director, or his/her assigned, finds that the parcel map for a subdivision of not more than three parcels or 15 condominium units on any lot or any combination of lots or any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element" meets the requirements of this chapter and the Map Act, the Community Development Director, or his/her assigned shall approve the parcel map within 50 days after the certification of the environmental impact report, adoption of a negative declaration, or a determination by the City that the project is exempt from the requirements of the California Environmental Quality Act. If the Community Development Director, or his/her assigned, finds that the parcel map does not meet the requirements of this chapter or the Map Act, the Community Development Director shall disapprove or conditionally approve the parcel map within such time. Dedications and reservations of property and on-site and off-site improvements may be required by the Community Development Director as a condition of approval as authorized by the Subdivision Map Act and this chapter. Written notice of the decision shall be given to the subdivider.

(1) Appeals to the Commission. The decision of the Community Development Director may be appealed to the Commission in the manner as provided in Section 10-1.504(a)(1)10-1.504(a)(1) of this chapter.

Subsection (b) will be amended to read:

(b) Subdivision of four or more parcels or 16 condominium units on any lot or combination of lots excluding any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element". In the case of subdivisions of four or more parcels or 16 condominium units on any lot or combination of lots excluding any subdivision defined as an "Affordable Housing Project – Housing Element" located on an "Affordable Housing Site – Housing Element", the Commission shall review the recommendations and testimony and, if the Commission finds that the parcel map meets the requirements of this chapter and the Map Act, it shall approve the parcel map within 50 days after certification of the environmental impact report, adoption of a negative declaration, or a determination by the City that the project is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, unless such time is extended by mutual agreement with the subdivider in accordance with Government Code Section 65957. If the Commission finds that the map does not meet the requirements of this chapter or the Map Act, it shall disapprove or conditionally approve the parcel map within such time.

Planning Commission Resolution 2026-03-PCR-03

Exhibit E – Proposed Amendments to Title 10 Chapter 2 (Zoning and Land Use) – Track Changes

Proposed Amendments to Title 10, Chapter 2 of the Municipal Code.

Amendments to Chapter 2, Zoning and Land Use

Amendments to Article 1, General Provisions

Section 10-2.300, Designation of Zones:

§ 10-2.300 Designation of zones.

For the purposes related to the orderly development of the City, and in order to carry out the provisions of this chapter, the City is divided into the following zones:

(a) Residential.

(1) R-1 Single-Family Residential Zone.

(2) R-1 A Single-Family Residential Zone.

(3) R-2 Low Density Multiple-Family Residential Zone.

(4) R-3 Low Density Multiple-Family Residential Zones: R-3 and R-3A.

(5) RMD Medium Density Multiple-Family Residential Zone.

(6) RH High Density Multiple-Family Residential Zones: RH-1, RH-2, ~~and~~ RH-3, and RH-4.

(7) R-MHP Mobile Home Park Zone.

(b) Commercial.

(1) C-1 Commercial Zone.

(2) C-2 Commercial Zones: C-2, C-2A, C-2B, and C-2-PD.

(3) C-3 Commercial Zones: C-3, C-3A, C-3B and C-3-PD.

(4) C-4 Commercial Zones: C-4, C-4A, and C-4-PD.

(5) C-5 Commercial Zones: C-5A.

(6) CC Coastal Commercial Zones: CC-1, CC-2, CC-3, CC-4 and CC-5.

(c) Mixed Use.

(1) MU-1 Mixed Use Zone.

~~(2) MU-2 Mixed Use Zone.~~

(~~3~~2) MU-3 Mixed Use Zones: MU-3, MU-3A, and MU-3C.

(3) MU-H Mixed Use

(4) CR Regional Commercial Zones: CR, and CR-H.

(d) Industrial.

(1) I-1 Industrial Zones: I-1, I-1A, and I-1B.

(2) I-2 Industrial Zones: I-2 and I-2A.

(3) IC-1 Industrial-Commercial Zone.

(e) Public and Institutional.

(1) P-CIV Civic Center Zone.

(2) P-RVP Riviera Village Parking Zone.

(3) P-ROW Right-of-Way Zone.

(4) P-CF Community Facility Zone.

(5) P-PRO Parks, Recreation, and Open Space Zone.

(6) P-SF School Facility Zone.

(7) P-GP Generating Plant Zone.

(f) Overlay Zones.

(1) (H) Historic Overlay Zone.

(2) (PLD) Planned Development Overlay Zone.

(3) (MU) Mixed-Use Overlay Zone.

(4) (RIV) Riviera Village Overlay Zone.

~~(5) (AHO) Affordable Housing Overlay Zone.~~

(5) (IF) Industrial Flex Overlay Zone.

Section 10-2.402, Definitions:

The following definitions will be revised (shown as strike through and underlined text) within Section 10-2.402, Definitions:

…

(9) "Affordable Housing ~~Overlay (AHO)~~ Project - Housing Element" shall mean any development project proposed or developed ~~within an affordable housing overlay zone that qualifies to use the optional standards of the AHO zone and~~ on a Housing Element Affordable Housing Site that provides at least 20 percent of units affordable to lower-income households. Low Barrier Navigation Centers also qualify as affordable housing projects. ~~elects to do so. Qualifying projects must meet the requirements of either a Tier 1 or Tier 2 project as follows:~~

~~(1) Tier 1. Any project within an AHO zone with a residential component, including transitional housing, supportive housing, and employee housing, that occupies at least 50 percent of the total floor area in the project site.~~

~~(2) Tier 2. Any project within an AHO zone that meets the requirements of Tier 1 and also provides at least 20 percent of units affordable to lower-income households. Low Barrier Navigation Centers also qualify as a Tier 2 projects.~~

(10) "Affordable Housing ~~Overlay (AHO)~~ Site - Housing Element)" shall mean a site identified in the Housing Element of the General Plan that is included in the Housing Element Sites inventory as suitable to fulfill the City's low or very low income RHNA obligation, ~~would be rezoned with an "Affordable Housing~~

~~Overlay"~~ and ~~represented~~ is identified in the ~~Land Use~~ rezoning program (Program 8) of the Housing Element ~~by the residential overlay (-R) General Plan land use designation~~. On these sites, ~~qualifying AHO~~ at least 50 percent of the floor area for any project must be for residential use. Affordable Housing Projects-Housing Element ~~may~~ benefit from streamlined administrative procedures identified in Article 12. ~~elect to use the regulations and standards of the AHO zone rather than those of the underlying zone. AHO sites~~ Affordable Housing Sites - Housing Element include the following sites identified ~~on~~ in the ~~Land Use Plan~~ Housing Element of the General Plan:

~~(1) North Tech~~

~~(2)~~a. South of Transit Center (RH-4)

(3)b. South Bay Marketplace (CR-H)

~~(4)~~c. Kingsdale (RH-4 and MU-H)

~~(5)~~d. 190th Street (RH-4), and

~~(6)~~e. FedEx (MU-H)

…

(79) "Floor area, gross." In calculating gross floor area, all horizontal dimensions shall be taken from the exterior faces of walls, including covered enclosed porches, but not including the area of inner courts or shaft enclosures.

a. Uses in nonresidential zones. Gross floor area shall mean the floor area of the ground floor and any additional stories, and the floor area of mezzanines, lofts, and basements of a structure. Gross floor area shall not include any area used exclusively for vehicle parking and loading, enclosed vertical shafts, or elevators.

b. Residential uses in "R" residential zones. Gross floor area shall mean the floor area of the ground floor and any additional stories of all buildings on the lot including accessory buildings. The gross floor area shall include mezzanines and lofts, and garages. Gross floor area shall not include decks, balconies, attics, basements where the finished first floor above the basement (or the roof of the basement where there is no first floor above) is no more than two feet above the existing grade or finished grade, whichever is lower, within the front 40 feet of the lot, or basements not located within the front 40 feet of the lot.

c. Mixed uses in mixed use ~~and AHO~~ zones. Gross floor area shall mean the floor area of the ground floor and any additional stories of all buildings on the lot including accessory buildings. The gross floor area shall include mezzanines, and lofts. Gross floor area shall not include decks, balconies, attics, basements where the finished first floor above the basement (or the roof of the basement where there is no first floor above) is no more than two feet above the existing grade or finished grade, whichever is lower, within the front 40 feet of the lot, or basements not located within the front 40 feet of the lot. Gross floor area shall not include any area used exclusively for vehicle parking and loading, enclosed vertical shafts, or elevators.

Amendments to Article 2, Zoning Districts

Section 10-2.510, Specific purposes, R-2, R-3, RMD, and RH multiple-family residential zones.

§ 10-2.510 Specific purposes, R-2, R-3, RMD, and RH multiple-family residential zones.

Exhibit E – Proposed Amendments to Title 10 Chapter 2 (Zoning and Land Use) – Track Changes

In addition to the general purposes listed in Section 10-2.102, the specific purposes of the multiple-family residential zone regulations are to:

(a) Provide appropriately located areas for multiple-family residential development, including those units used as transitional housing, supportive housing or employee housing consistent with the General Plan, and with the standards of public health, safety, and welfare established by the Municipal Code;

(b) Provide an adequate supply and range of housing types to accommodate the City's future population growth;

(c) Achieve a high level of design quality consistent with the surrounding neighborhood;

(d) Ensure adequate light, air, privacy, and open space for each dwelling;

(e) Protect residential areas from public safety hazards;

(f) Provide sites for public or semi-public land uses needed to complement residential development or requiring a residential environment;

(g) Ensure the provision of public services and facilities needed to accommodate the residential population.

(h) The additional purposes of each multiple-family residential zone are:

(1) R-2, R-3 and R-3A low density multiple-family residential zones. To provide opportunities for low density multi-family residential land use, including attached or detached units in condominiums, duplexes, and apartments, and designed to convey the visual character of single family residential neighborhoods.

(2) RMD medium density multiple-family residential zone. To provide opportunities for medium density multi-family residential land use, including attached or detached units in condominiums, duplexes, and apartments, with standards appropriate for such development and designed to convey a distinctive residential neighborhood quality.

(3) RH high density multiple-family residential zones. To provide opportunities for higher density multi-family residential land use, including apartments and condominiums, with standards appropriate for such development and designed to convey a distinctive residential neighborhood quality.

(4) RH-4 very high density multiple-family residential zones. To promote high density housing, including condominiums and apartments, that provides opportunities for housing that is affordable to lower income households and help satisfy the City's RHNA obligation consistent with the City's Housing Element and State law.

Section 10-2.511, Land use regulations: R-2, R-3, RMD, and RH multiple-family residential zones.

§ 10-2.511 Land use regulations: R-2, R-3, RMD, and RH multiple-family residential 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.

Classifications	R-2	R-3	R-3A	RMD	RH-1	RH-2	RH-3	RH-4	Additional Regulations See Section:
Residential Uses									
Employee housing	P	P	P	P	P	P	P	P	

Single-family housing	P	P	P	P	P	P	P	--	
2-15 residential units on a lot*	P	P	P	P	P	P	P	P	10-2.1608
16 or more residential units on a lot*	C	C	C	C	C	C	C	P	10-2.1608
Family day care homes:									
Family day care home, small	P	P	P	P	P	P	P	P	
Family day care home, large	P	P	P	P	P	P	P	P	
Residential care facilities, limited	P	P	P	P	P	P	P	P	
Senior housing	P	P	P	P	P	P	P	P	10-2.1624
Second units	P	P	P	P	P	P	P	P	10-2.1506
Supportive housing	P	P	P	P	P	P	P	P	10-2.1638~~1608~~
Transitional housing	P	P	P	P	P	P	P	P	
Commercial Uses									
Home occupations	P	P	P	P	P	P	P	P	6-1.22(h)
Parking lots	C	C	C	C	C	C	C	C	10-2.1702(c)(2)
Other Uses									
Adult day care centers	C	C	C	C	C	C	C	C	
Child day care centers	C	C	C	C	C	C	C	C	
Churches	C	C	C	C	C	C	C	C	
Convalescent facilities	C	C	C	C	C	C	C	C	
Non-profits	C	C	C	C	C	C	C	C	
Private schools	C	C	C	C	C	C	C	C	
Public utility facilities	C	C	C	C	C	C	C	C	10-2.1614

*Maximum number of units per each zone is established by the applicable zone's development standards.

NEW Section 10-2.520 Development standards: RH-4 high density multiple-family residential zone.

§ 10-2.519 Development standards: RH-4 high density multiple-family residential zone.

(a) Lot area per dwelling unit.

(1) The maximum number of dwelling units permitted on a lot shall be not more than one dwelling unit for each 670 square feet of lot area.

(2) Minimum lot area per dwelling unit. The minimum number of dwelling units permitted on a lot shall be no less than one unit for each 2,179 square feet of lot area.

(b) Permitted lot combinations. Two or more lots may be combined provided that the following requirements are satisfied:

(1) A parcel map is approved pursuant to the standards and requirements set forth in Chapter 1, Title 10 of the Municipal Code and the Subdivision Map Act;

(c) Building height. No building or structure shall exceed a height of 45 feet, unless an Affordable Housing Benefit, as defined in Section 10-2.2102, is granted pursuant to the provisions of Article 9 of this chapter.

(d) Stories. No building shall exceed four stories (see definition of story in Section 10-2.402), unless an Affordable Housing Benefit, as defined in Section 10-2.2102, is granted pursuant to Article 9 of this chapter.

(e) Setbacks. The minimum setback requirements shall be as follows:

(1) Front setback. There shall be a minimum front setback of 10 feet the full width of the lot.

(2) Side setback. There shall be a minimum side setback of five feet the full length of the lot, except as follows:

a. Single-family dwellings on lots less than fifty feet in width. Additions to existing single-family dwellings constructed on lots less than 50 feet in width, with existing side setbacks of less than five feet, shall be permitted to match the existing side setback, provided that the side setback shall not be less than 10% of the width of the lot.

b. Lots exceeding fifty feet of frontage.

1. Where the lot frontage is greater than 50 feet and not more than 75 feet, the side setback requirement shall be five feet.

2. Where the lot frontage is greater than 75 feet and not more than 100 feet, the side setback requirement shall be six feet.

3. The side setback requirement shall be 10 feet where the lot frontage is greater than 100 feet and not more than 150 feet.

4. The side setback requirement shall be 15 feet where the lot frontage is greater than 150 feet.

(3) Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case, the rear setback shall average no less than 15 feet, but at no point be less than 10 feet.

(4) Second story setback. The second story shall have a minimum setback of 15 feet from any property line abutting a street.

(5) Third and fourth story setback. Within the first 30 feet of property depth, all building elevations above the second floor shall have a minimum average setback of five feet from the second floor building face.

(f) Outdoor living space. Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section **10-5.1510**).

(g) General regulations (including, but not limited to, accessory structures, projections into setbacks, and fences and walls). See Article 3 of this chapter.

(h) Legal non-conforming uses/structures. A legal nonconforming use may continue and is considered a legal conforming use, but shall not be enlarged or expanded, except for minor alterations necessary for maintenance or for an expansion not exceeding 10 percent of the total existing square footage or 1,000 square feet, whichever is less, subject to a Conditional Use Permit. Any proposed change in excess of this will be considered a new development project and all provisions of this section must be implemented. A legal nonconforming structure is subject to Article 8 Nonconforming Structures, Section 10-2.2004.

(i) Parking regulations. See Article 5 of this chapter.

(j) Sign regulations. See Article 6 of this chapter.

(k) Landscaping regulations. See Article 7 of this chapter.

(l) Procedures. See Article 12 of this chapter.

Section 10-2.900 Specific Purposes, MU-1, and MU-3, MU-H mixed-use zones and CR and CR-H regional commercial zones.

§ 10-2.900 Specific purposes, MU-1, ~~and~~ MU-3, and MU-H mixed-use zones, and CR and CR-H regional commercial zones.

In addition to the general purposes listed in Section 10-2.102, the specific purposes of the MU-1, ~~and~~ MU-3, and MU-H mixed-use zones and the CR and CR-H regional commercial zones regulations are to:

(a) Encourage residential uses in conjunction with commercial activities in order to create an active street life, enhance the vitality of businesses, and reduce vehicular traffic;

(b) Provide appropriately located areas consistent with the General Plan for a full range of neighborhood and community-oriented retail sales, services, professional offices, and other commercial uses;

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

(d) Ensure that commercial and residential uses in a development are designed to be compatible with each other;

(e) Ensure that the appearance and effects of buildings and uses are harmonious with the character of the area in which they are located;

(f) Accommodate the development of regional-serving commercial uses in areas designated CR (Regional Commercial);

(g) Ensure that the primary character of mixed-use developments should be commercial in nature so as to integrate with and enhance the quality of the surrounding business districts;

(h) Ensure that high quality, usable, public open spaces are provided within mix-use developments for purposes of aesthetics, social interaction, internal and external connectivity;~~.~~

(i) Implement the City's 2021-2029 Housing Element, promote the public good by incentivizing the development of housing affordable to lower income households, satisfy the City's RHNA obligation consistent with the City's Housing Element and State law, and promote city planning goals of achieving greater socioeconomic diversity and a distribution of affordable housing citywide.

Section 10-2.910, Land use regulations: MU-1, MU-3, MU-3A, MU-3C, MU-H mixed-use zones, and CR and CR-H regional commercial zones.

§ 10-2.910 Land use regulations: MU-1, MU-3, MU-3A, ~~MU-3B, and~~ MU-3C, and MU-H mixed-use zones, and CR and CR-H regional commercial zones.

In the following schedule the letter "P" designates use classifications permitted in the specified zone, the letter "C" designates use classifications permitted subject to approval of a Conditional Use Permit, as provided in Section 10-2.2506, and the letter "A" designates use classifications permitted subject to approval of an Administrative Use

Exhibit E – Proposed Amendments to Title 10 Chapter 2 (Zoning and Land Use) – Track Changes

Permit, as provided in Section 10-2.2507. Where there is neither a "P," a "C" nor an "A" 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.

Classifications	MU-1	MU-3	MU-3A ~~MU-3B~~ MU-3C	CR	MU-H	CR-H	Additional Regulations See Section:
Residential Uses							
Multi-family residential	C	C	C	C	P	P	10-2.911(b)
Condominiums	C	C	C	C	P	P	10-2.911(b)
Family day care home, small	P	P	P	P	P	P	
Family day care home, large	P	P	P	P	P	P	
Residential care, limited	P	P	P	P	P	P	
Supportive housing	P	P	P	P	P	P	10-2.1638
Transitional housing	P	P	P	P	P	P	
Employee housing	P	P	P	P	P	P	
Commercial Uses							
Home occupations	P	P	P	P	P	P	6-1.22(h)
Parking lots	C	C	C	C	C	C	10-2.1702(c)(2)
Other Uses							
Animal sales and services:							
Animal feed and supplies	P	P	P	P	P	P	
Animal grooming	C	C	C	C	C	C	10-2.911(a)
Animal hospitals	C	C	C	C	C	C	10-2.911(a)
Animal sales	C	C	C	C	C	C	10-2.911(a)
Artist's studios	P	P	P	P	P	P	
Banks and savings and loans	P	P	P	P	P	P	
with drive-up service	C	C	C	C	C	C	10-2.911(a)
Bars and cocktail lounges	C	C	C	C	C	C	10-2.1600
Business and trade schools	C	C	C	C	C	C	
Commercial printing, limited	P	P	P	P	P	P	
Commercial recreation	C	C	C	C	C	C	10-2.1600
Communications facilities	C	C	C	C	C	C	
Drive-up services	C	C	C	C	C	C	10-2.911(a)
Food and beverage sales:							
30,000 sq. ft. or less floor area	P	P	P	P	P	P	
more than 30,000 sq. ft. floor area	C	C	C	C	C	C	10-2.911(c)
Hotels	C	C	C	C	C	C	
Liquor stores	C	C	C	C	C	C	10-2.1600

Maintenance and repair services	P	P	P	P	P	P	
Massage businesses	C	C	C	C	C	C	10-2.1628, 6-2.03, 6-2.08
Offices	P	P	P	P	P	P	10-2.911(d)
Personal convenience services	P	P	P	P	P	P	
Personal improvement services:							
1,000 sq. ft. or less floor area with no drive-up service	C	C	C	C	C	C	Except music studios 2,000 sq. ft. or less floor area require an AUP
1,001 - 2,000 sq. ft. floor area	A	A	A	A	A	A	10-2.2507
2,001 sq. ft. or greater floor area	C	C	C	C	C	C	
Plant nurseries	C	C	C	C	C	C	
Recycling collection facilities:							10-2.1616
Reverse vending machines	P	P	P	P	P	P	10-2.911(a)
Small collection facilities	C	C	C	C	C	C	10-2.911(a)
Restaurants:							
2,000 sq. ft. or less floor area with no drive-up service	P	P	P	P	P	P	
more than 2,000 sq. ft. floor area or with drive-up service	A/C	C	C	C	C	C	10-2.911(e)
Retail sales:							
30,000 sq. ft. or less floor area	P	P	P	P	P	P	
more than 30,000 sq. ft. floor area	C	C	C	C	C	C	10-2.911(c)
Snack shops	P	P	P	P	P	P	
Thrift shops	C	C	C	C	C	C	10-2.1600
Vehicle sales and services:							10-2.911(a), 10-2.1602
Service stations	—	C	—	—	—	—	
Car wash	—	C (Not MU-3C)	—	—	—	—	
Other Uses							
Adult day care centers	C	C	C	C	C	C	
Antennae for public communications	C	C	C	C	C	C	
Child day care centers	C	C	C	C	C	C	
Churches	C	C	C	C	C	C	
Clubs and lodges	C	C	C	C	C	C	
Cultural institutions	C	C	C	C	C	C	
Government offices	P	P	P	P	P	P	10-2.911(d)
Low barrier navigation centers	P	P	P	P	P	P	10-2.1636
Parking lots	C	C	C	C	C	C	
Public Safety Facilities	C	C	C	C	C	C	
Public utility facilities	C	C	C	C	C	C	10-2.1614

Recreation facilities	C	C	C	C	C	C	
Schools, public or private	C	C	C	C	C	C	
Senior housing	C	C	C	C	C	C	10-2.1624

Section 10-2.911, Additional Land use regulations: MU-1, MU-3, MU-3A, ~~MU-3B,~~ and MU-3C mixed-use zones, and CR regional commercial zone.

§ 10-2.911 Additional land use regulations: MU-1, MU-3, MU-3A, ~~MU-3B, and~~ MU-3C, and MU-H mixed-use zones, and CR and CR-H regional commercial zones.

(a) Commercial uses prohibited in mixed-use projects. The following commercial uses are prohibited when located on a site containing both residential and commercial uses:

(1) Animal grooming; animal hospitals; animal sales.

(2) Bars and cocktail lounges.

(3) Drive-up services associated with any commercial use.

(4) Liquor stores.

(5) Recycling collection facilities.

(6) Service stations.

(7) Thrift shops.

(8) Car wash.

(b) Residential uses. Residential dwelling units may only be located on the second floor and higher of structures developed with commercial uses on the lower levels, with the following exceptions:

(1) MU-1 zone. In the MU-1 zone, lots may be developed exclusively for residential use where the entirety of the block frontage is developed exclusively for residential use.

(2) MU-3A zone. In the MU-3A zone, residential dwelling units may be located on any floor in structures located behind street-facing commercial or mixed-use structures, or above parking on the ground floor in structures located behind street-facing commercial or mixed-use structures.

(3) MU-H zone. In the MU-H zone, lots may be developed exclusively for residential use, a residential dwelling unit may be located on any floor in the structure, and a minimum of 50 percent of the total gross floor area of any new development project shall be occupied by residential uses. Floor area shall be calculated as outlined in Section 10-2.1440(b)(2).

(4) CR-H. In the CR-H zone, lots may be developed exclusively for residential use, a residential dwelling unit may be located on any floor in the structure, and a minimum of 50 percent of the total gross floor area of any new development project shall be occupied by residential uses. Floor area shall be calculated as outlined in Section 10-2.1440(b)(2).

(~~3~~5) Housing Element Sites subject to rezoning that accommodate units affordable to lower income households. For projects located on parcels identified in Table B-2 of the 6th Cycle 2021-2029 Housing Element as accommodating any portion of the City's low, or very low, income regional housing needs allocation (RHNA), 100 percent residential uses shall be permitted, the minimum density for any

residential use shall be 20 dwelling units per acre, and a minimum of 50 percent of the gross floor area ~~of a mixed-use project that includes housing~~ shall be occupied by residential uses. Floor area shall be calculated as outlined in Section 10-2.1440(b)(2). ~~FAR standards shall not apply to exclusively residential projects, density standards shall apply, including a minimum density of 20 du/ac.~~ Where different standards are noted for commercial and mixed-use projects, the mixed-use standards shall apply to mixed-use and exclusively residential projects.

(c) Uses exceeding 30,000 square feet. In the MU-1, MU-3, MU-3A, ~~MU-3B,~~ and MU-3C zones, uses exceeding 30,000 square feet shall be prohibited except where they are designed to be compatible with the intended pedestrian-oriented character of the zone, pursuant to the requirements for a Conditional Use Permit (Section 10-2.2506).

(d) Offices. Offices may occupy up to a maximum of 50% of the linear frontage of the building in all mixed-use zones, except that such ground floor uses along the street frontage are permitted in the MU-3C zone within the Riviera Village overlay zone (see Section 10-2.1315) and in the MU-1 zone within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council.

(e) Restaurants. Restaurants with more than 2,000 square feet and no drive-up service and within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council, shall obtain an Administrative Use Permit pursuant to Section 10-2.1622 and are exempt from the requirement of a Conditional Use Permit.

NEW Section 10-2.920 Development standards: MU-H mixed-use zone.

§ 10-2.920 Development standards: MU-H mixed-use zone.

(a) Floor area ratio. (See definition of floor area ratio in Section 10-2.402.)

(1) Residential uses. For projects containing only residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5.

(2) Mixed-use. For projects including both commercial and residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5, and a minimum of 50% of the gross floor area, existing and proposed, shall be for residential uses.

a. Total floor area. The total floor area shall be calculated per the definition of "Floor Area, Gross" in Section 10-2.402. The total floor area shall combine the floor area for existing uses that are proposed to remain with the floor area for new proposed uses. A site for the purposes of calculating the gross floor area for the project shall be defined as the parcel or assemblage of parcels where the project is proposed.

b. Residential floor area. Residential square footage shall be calculated per the definition of "Floor Area, Gross" for Mixed Use zones in Section 10-2.402.

(b) Residential Density.

(1) Maximum lot area per dwelling unit. The maximum number of dwelling units permitted on a lot shall be not more than one dwelling unit for each 670 square feet of lot area.

(2) Minimum lot area per dwelling unit. The minimum number of dwelling units permitted on a lot shall be no less than one unit for each 2,179 square feet of lot area.

(c) Minimum lot size, mixed-use projects. 15,000 square feet of lot area.

(d) Building height. (See definition of building height in Section 10-2.402.)

(1) Residential uses. For projects containing only residential uses, no building or structure shall exceed a height of 45 feet, unless an Affordable Housing Benefit, as defined in Section 10-2.2102, is granted pursuant to the provisions of Article 9 of this chapter.

(2) Mixed-use. For projects including both commercial and residential uses, no building or structure shall exceed a height of 55 feet, unless an Affordable Housing Benefit, as defined in Section 10-2.2102, is granted pursuant to the provisions of Article 9 of this chapter.

(e) Stories. (See definition of story in Section 10-2.402.)

(1) Residential uses. For projects containing only residential uses, no building shall exceed four stories, unless an Affordable Housing Benefit, as defined in Section 10-2.2102, is granted pursuant to the provisions of Article 9 of this chapter.

(2) Mixed-use. For projects including both commercial and residential uses, no building shall exceed five stories, unless an Affordable Housing Benefit, as defined in Section 10-2.2102, is granted pursuant to the provisions of Article 9 of this chapter.

(f) Setbacks. The minimum setback requirements shall be as follows:

(1) Front setback.

a. Minimum required. There shall be a minimum front setback of 10 feet the full width of the lot, except as follows:

1. Unenclosed pedestrian arcades, outdoor dining areas, and similar unenclosed features contributing to a pedestrian-oriented environment may project seven feet into the required setback.

2. Where a lot is contiguous to a residentially zoned lot fronting on the same street, the required front setback shall be the same as required for the contiguous residential lot.

b. Maximum permitted. In residential or mixed-use projects, the front setback shall not exceed 15 feet for 50% of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. This setback area shall not be used for parking.

(2) Side setback.

a. There shall be a minimum side setback of 10 feet the full length of the lot on the street side of a corner or reverse corner lot.

b. No side setback shall be required along the interior lot lines, except where the side lot line is contiguous to a residential zone, in which case the following standards shall apply:

1. There shall be a minimum side setback of 20 feet the full length of the lot;

2. The required side setback may be modified pursuant to Administrative Design Review (Section 10-2.2500).

(3) Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:

a. There shall be a minimum rear setback of 20 feet the full width of the lot;

b. The required rear setback may be modified pursuant to Administrative Design Review (Section 10-2.2500).

(4) Second story setback. The second story shall have a minimum setback of 15 feet from any property line abutting a street.

(5) Third story setback. Within the first 30 feet of property depth, all building elevations above the second floor shall have a minimum average setback of five feet from the second floor building face.

(g) Outdoor living space. Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section 10-5.1510).

(h) Usable public open space. Spaces such as public plazas, public walkways and other public spaces of at least 10% of the F.A.R. shall be provided, except for qualifying Affordable Housing Projects (Housing Element) as defined in section 10-2.402, which may reduce the requirement to 5% of the F.A.R.

(1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.

(2) Public open space shall be contiguous to the maximum extent feasible.

(3) Areas less than 10 feet in width shall not count as public open space.

(4) The requirement of 10% public open space may be modified by the Community Development Director for projects developed on lots less than 20,000 square feet in size.

(i) General regulations. See Article 3 of this chapter.

(j) Parking regulations. See Article 5 of this chapter.

(k) Sign regulations. See Article 6 of this chapter.

(l) Landscaping regulations. See Article 7 of this chapter.

(m) Procedures. See Article 12 of this chapter.

NEW Section 10-2.921 Development standards: CR-H mixed-use zone.

§ 10-2.921 Development standards: CR-H mixed-use zone.

(a) Floor area ratio. (See definition of floor area ratio in Section 10-2.402.)

(1) Residential uses. For projects containing only residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5.

(2) Mixed-use. For projects including both commercial and residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 1.5. The following shall also apply:

a. Maximum commercial floor area. All floor area exceeding a floor area ratio of 0.75 shall be developed for residential uses.

b. Ratio of commercial and residential uses. A minimum of 50% of the gross floor area, existing and proposed, shall be for residential uses.

a. Total floor area. The total floor area shall be calculated per the definition of "Floor Area, Gross" in Section 10-2.402. The total floor area shall combine the floor area for existing uses that are proposed to remain with the floor area for new proposed uses. A site for the purposes of calculating the gross floor area for the project shall be defined as the parcel or assemblage of parcels where the project is proposed.

b. Residential floor area. Residential square footage shall be calculated per the definition of "Floor Area, Gross" for mixed-use zones in Section 10-2.402.

(b) Residential Density.

(1) Maximum lot area per dwelling unit. The maximum number of dwelling units permitted on a lot shall be not more than one dwelling unit for each 545 square feet of lot area.

(2) Minimum lot area per dwelling unit. The minimum number of dwelling units permitted on a lot shall be no less than one unit for each 2,179 square feet of lot area.

(3) Clustering density on Affordable Housing Sites -Housing Element. To allow for the preservation of existing uses while achieving the density of residential uses identified in the Housing Element, clustering of the allowable density shall be permitted on Affordable Housing Sites - Housing Element as follows:

a. The maximum units allowed within each Affordable Housing Site - Housing Element may be clustered on individual lots or an assemblage of contiguous lots under common ownership, provided the cumulative density of all parcels within the Affordable Housing Site -Housing Element site identified in the Housing Element of the General Plan does not exceed the maximum density allowed on all parcels. Units up to the cluster maximum (the maximum units allowed on all parcels associated with each site) shall be considered part of the base density before any density bonus. Clustering of density shall be allowed on a first-come basis, to incentivize the production of housing and to allow for residential uses to be clustered in the developable portions of the Housing Element sites, such as parking areas, while existing uses remain.

b. When a project is submitted for review and consideration, it must identify the maximum units allowed within the Affordable Housing Site - Housing Element, the number of existing, entitled and proposed units within the site, separated by base units and those permitted with density bonus (if any) to demonstrate that the total existing and entitled base units combined with the base units of the proposed project do not exceed the cumulative density allowed within the site. The following table identifies the gross acreage Affordable Housing Sites - Housing Element within the CR-H zone, the maximum density allowed, and the cluster maximum (the maximum units allowed within each site based on the gross acreage and maximum density).

Affordable Housing Site (Housing Element)	Site Size (gross acres)	Max. Density (sq.ft./unit)	Cluster Maximum (Max. Units)
South Bay Marketplace	17.2	545	1,374

Notes:

- The gross acreage for the purposes of calculating permitted units shall be rounded to the 10th decimal, as shown here.
- Acreage shall be converted to square footage using a conversion factor of 43,560 square feet = 1 acre.
- Unit estimates should always be rounded down to the nearest whole unit.

(c) Minimum lot size, mixed-use projects. 15,000 square feet of lot area.

(d) Building height. No building or structure shall exceed a height of 90 feet (see definition of building height in Section 10-2.402), unless an Affordable Housing Benefit, as defined in Section 10-2.2102, is granted pursuant to the provisions of Article 9 of this chapter.

(e) Stories. No building shall exceed seven stories (see definition of story in Section 10-2.402), unless an Affordable Housing Benefit, as defined in Section 10-2.2102, is granted pursuant to the provisions of Article 9 of this chapter.

Exhibit E – Proposed Amendments to Title 10 Chapter 2 (Zoning and Land Use) – Track Changes

(f) Setbacks. The minimum setback requirements shall be as follows:

(1) Hawthorne Boulevard. There shall be a minimum setback of 50 feet from the Hawthorne Boulevard right-of-way.

(2) 182nd Street. There shall be a minimum setback of 25 feet from the 182nd Street right-of-way.

(3) Kingsdale Ave. There shall be a minimum setback of 20 feet from the Kingsdale Avenue right-of-way.

(4) West 177th Street. There shall be a minimum setback of 12 feet from the West 177th Street right-of-way.

(5) Internal Roadways. There shall be a minimum setback of 5 feet from any internal roadways.

(6) Industrial areas. There shall be a minimum setback of 25 feet from any area with an industrial zoning designation.

(7) The required setbacks may be modified pursuant to Administrative Design Review (Section 10-2.2500).

(g) Allowed protrusions.

(1) Unenclosed pedestrian arcades, outdoor dining areas, courtyards, and publicly accessible private open space may project up to 75% into the required setback.

(h) Upper floor setbacks. Within the first 30 feet from the front property line, all building elevations above three stories shall have a minimum average setback of five feet from the building face of the lower floors. An additional 5 foot step back is required at every additional two stories above the third.

(g) Outdoor living space. Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section 10-2.1510).

(h) Usable public open space. Spaces such as public plazas, public walkways and other public spaces of at least 10% of the F.A.R. shall be provided, except for qualifying Affordable Housing Projects (Housing Element) as defined in section 10-2.402, which may reduce the requirement to 5% of the F.A.R.

(1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.

(2) Public open space shall be contiguous to the maximum extent feasible.

(3) Areas less than 10 feet in width shall not count as public open space.

(4) The requirement of 10% public open space may be modified by the Community Development Director for projects developed on lots less than 20,000 square feet in size.

(i) Parking requirements. The parking provisions of Article 5 of this chapter shall apply, except that an allowance for overlapping the parking requirements of activities having non-simultaneous usage peaks may be permitted pursuant to RBMC Section 10-2.1706(d).

(j) Legal non-conforming uses/structures. A legal nonconforming use may continue and is considered a legal conforming use, but shall not be enlarged or expanded, except for minor alterations necessary for maintenance or for an expansion not exceeding 10 percent of the total existing square footage or 1,000 square feet, whichever is less, subject to a Conditional Use Permit. Any proposed change in excess of this will be considered a new development project and all provisions of this section must be implemented. A legal nonconforming structure is subject to Article 8 Nonconforming Structures, Section 10-2.2004.

(k) General regulations. See Article 3 of this chapter.

(l) Parking regulations. See Article 5 of this chapter.

(m) Sign regulations. See Article 6 of this chapter.

(m) Landscaping regulations. See Article 7 of this chapter.

(n) Procedures. See Article 12 of this chapter.

REMOVE Division 14 (AHO) Affordable Housing Overlay Zone

~~***Section 10-2.1430 Specific purposes, (AHO) affordable housing overlay zone***~~

~~In addition to the general purposes listed in Section 10-2.102, the specific purposes of the affordable housing overlay (AHO) zone are to:~~

~~(a) Implement the City's 2021-2029 Housing Element and the "-R" Residential Overlay land use category identified in the General Plan Land Use Element, including the following AHO sites:~~

~~(1) North Tech~~

~~(2) South of Transit Center~~

~~(3) South Bay Marketplace~~

~~(4) Kingsdale~~

~~(5) 190th Street, and~~

~~(6) FedEx~~

~~(b) Promote the public good by incentivizing the development of housing affordable to lower income households.~~

~~(c) Satisfy the City's RHNA obligation consistent with the City's Housing Element and State law.~~

~~(d) Set the minimum density for any residential or mixed-use project that includes residential uses within the AHO Zone.~~

~~(e) Establish standards to regulate the development of AHO projects within the AHO Zone that allow for a variety of development scenarios including:~~

~~(1) Clustering density to be on portions of a site to allow for existing uses to remain while housing is developed in parking areas.~~

~~(2) Tearing down existing structures and redeveloping each site with new buildings that include residential uses only or a combination of residential and other non-residential structures.~~

~~(3) Reconfiguring the existing structures and expanding existing structures with residential uses.~~

~~(f) Promote city planning goals of achieving greater socioeconomic diversity and a distribution of affordable housing citywide.~~

~~***Section 10-2.1432 Applicability, (AHO) affordable housing overlay zone***~~

~~(a) Applicants may elect to apply the provisions of this division to AHO projects (see Section 10-2.402 for definition), within an AHO site (see Section 10-2.402 for definition) if the project meets the requirements of an AHO project under either qualifying tier as follows:~~

~~(1) Tier 1. Any project within an AHO zone with a residential component, including transitional housing, supportive housing, and employee housing, that occupies at least 50 percent of the total existing or proposed floor area within the project site shall qualify as a Tier 1 project. All provisions of this division shall apply to Tier 1 projects with the exception of Section 10-2.1436(b).~~

~~(2) Tier 2. Any project within an AHO zone that meets the requirements of Tier 1 and also provides at least 20 percent of units affordable to lower-income households shall qualify as a Tier 2 project. Low Barrier Navigation Centers also quality as a Tier 2 project. All provisions of this division shall apply to Tier 2 projects.~~

~~(b) Projects that do not qualify as an AHO project and any project for which the applicant does not elect to pursue the special regulations or standards allowed by the AHO zone shall be subject to all regulations and standards of the base land use zone (herein referred to as the "underlying" zone), with the following exception:~~

~~(1) If the underlying zone allows for residential development, the minimum density established by the AHO overlay (Section 10-2.1444(a)(1)) shall prevail over the minimum density of the underlying zone, if any.~~

~~Section 10-2.1434 Relationship to underlying zone, (AHO) affordable housing overlay zone~~

~~(a) Where the AHO zone has been imposed, the regulations and standards of the underlying zone shall remain in full force unless an AHO project is proposed and the applicant has elected to use the provisions of AHO zone, with the following exception:~~

~~(1) If the underlying zone allows for residential development, the minimum density established by the AHO overlay (Section 10-2.1444(a)(1)) shall prevail over the minimum density of the underlying zone, if any.~~

~~(b) Where the AHO zone has been imposed on an area where another overlay zone exists, regulations and standards of the other overlay zone shall be treated as part of the underlying zone, with the exception of the minimum density as noted in Section 10-2.1434(a)(1).~~

~~(c) Where imposed, the AHO zone shall be added to the underlying zone designation to establish a new zone designation. The zone of the affected properties shall thereafter be designated on the Zoning Map by the symbol of the underlying zone, followed by the parenthetically enclosed letters of "AHO".~~

~~Section 10-2.1436 Housing and affordability incentives, (AHO) affordable housing overlay zone~~

~~(a) Tier 1 AHO projects. Tier 1 projects are allowed through the establishment of the AHO zone. The AHO zone encourages housing development by allowing for housing in areas of the city where it would not otherwise be permitted including the North Tech, South of Transit Center, South Bay Marketplace, 190th Street, and portions of the Kingsdale AHO sites, and by raising the permitted density for AHO projects, and establishing a minimum density for all residential and mixed-use projects that include residential (applicable on the FedEx and portions of the Kingsdale AHO sites).~~

~~(b) Tier 2 AHO projects. To encourage the inclusion of housing affordable to lower-income households, Tier 2 projects shall benefit from the same provisions as Tier 1 projects as well as the following:~~

~~(1) Tier 2 projects shall be permitted by right, processed through administrative design review per Section 10-2.2500, and approved if all objective standards are met, consistent with State law.~~

~~(2) The requirement to provide usable public open space per Section 10-2.1444(h) may be reduced to 5%.~~

Exhibit E – Proposed Amendments to Title 10 Chapter 2 (Zoning and Land Use) – Track Changes

Section 10-2.1438 Land Use Regulations, (AHO) affordable housing overlay 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 10-2.2506. 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.

Classifications	AHO Sites						Additional Regulations See Section:
	North Tech	South of Transit Center	South bay Marketplace	Kingsdale	190th Street	FedEx	
Residential Uses							
Multi-family residential	P	P	P	P	P	P	10-2.1440(a)/ 10-2.1608
Family day care homes	P	P	P	P	P	P	
Family day care home, small	P	P	P	P	P	P	
Family day care home, large	P	P	P	P	P	P	
Residential care facilities, limited	P	P	P	P	P	P	
Senior housing	P	P	P	P	P	P	10-2.1624
Supportive housing	P	P	P	P	P	P	10-2.1638
Transitional housing	P	P	P	P	P	P	
Employee housing	P	P	P	P	P	P	
Commercial Uses							
Home Occupations	P	P	P	P	P	P	10-2.1440(a)
Other Uses							
Parking lots	C	C	C	C	C	C	10-2.1440(a)
Parking structures	C	C	C	C	C	C	10-2.1440(a)
Public Open Space	P	P	P	P	P	P	10-2.1440(a)
Low Barrier Navigation Centers	P	P	P	P (C-4 only)	P	P	10-2.1636

Section 10-2.1440 Additional Land Use Regulations, (AHO) affordable housing overlay zone

(a) Residential projects. 100 percent residential projects may be developed on all AHO Sites. 100 percent residential projects may include home occupations, parking lots, parking structures, and public open space.

(b) Mixed-use projects. Projects with a mix of residential and non-residential uses may be developed on AHO sites, as follows:

(1) The nonresidential land use regulations shall be consistent with the underlying zone, with the following exceptions:

a. The following uses shall not be permitted as part of an AHO project:

1. Adult businesses
2. Beverage manufacturing
3. Ambulance services

4. Animal grooming; animal hospitals; animal sales.
5. Building material sales
6. Car wash
7. Carpet cleaning plants
8. Construction-related uses
9. Drive-up services associated with any commercial use.
10. Facilities maintenance and construction shops
11. Fire arm sales
12. Food products manufacturing
13. Foundries
14. Furniture manufacturing
15. Government maintenance facilities
16. Heliports and helistops
17. Household products manufacturing
18. Laundries and wholesale dry cleaning plants
19. Machine shops
20. Motion picture and sound studios
21. Maintenance and repair services
22. Manufacturing and fabrication
23. Massage business
24. Mini-warehousing and self-storage
25. Mortuaries
26. Motor vehicle-related uses
27. Pharmaceuticals manufacturing
28. Plant nurseries
29. Recycling collection facilities.
30. Service stations.
31. Sheet metal shops
32. Spray painting businesses
33. Trucking terminals
34. Vehicle sales and services
35. Welding shops
36. Wholesaling/ distribution / storage

(2) A minimum of 50 percent of the gross floor area, existing and proposed, shall be for residential uses.

a. Total floor area. The total floor area shall be calculated per the definition of "Floor Area, Gross" in Section 10-2.402. The total existing and proposed floor area shall combine the floor area for existing uses that are proposed to remain with the floor area for new proposed uses. A site for the purposes of calculating the gross floor area for the project shall be defined as the parcel or assemblage of parcels where the project is proposed.

b. Residential floor area. Residential square footage shall be calculated per the definition of "Floor Area, Gross" for AHO zones in Section 10-2.402.

(3) AHO Projects may be configured as a vertical mixed use (VMU) project or a horizontal mixed use (HMU) project as defined in Article 1, Section 10-2.402, Definitions.

Section 10-2.1442 Performance Standards, (AHO) affordable housing overlay zone

(a) Purpose. The purpose of this section is to ensure that new residential uses in AHO zones are not adversely impacted by the commercial or industrial uses within the project or on adjacent properties and existing

~~residential uses adjacent to AHO zones are not adversely impacted by the AHO project, including, but not limited to noise, light and glare, odors, air quality, and safety impacts. In the interests of both the residents and the businesses, no AHO project shall be approved unless the project is designed to meet the following performance standards, in addition to all other applicable regulations of this chapter.~~

~~(b) Noise. Provisions of Section 10-2.912(a)(1) shall apply.~~

~~(c) Security. Provisions of Section 10-2.912(a)(2) shall apply.~~

~~(d) Lighting. Provisions of Section 10-2.912(a)(3) shall apply.~~

~~(e) Odors, dust, vibrations. Provisions of Section 10-2.912(a)(4) shall apply.~~

~~(f) Refuse storage and location. Provisions of Section 10-2.912(a)(5) shall apply.~~

~~Section 10-2.1444 Development Standards, (AHO) affordable housing overlay zone~~

~~(a) Residential density.~~

~~(1) Minimum density. The minimum number of dwelling units on a lot shall be no less than one unit for each 2,179 square feet of lot area.~~

~~(2) Maximum density. The maximum number of dwelling units on a lot shall be no more than one unit for each 792 square feet of lot area.~~

~~(b) Clustering density. To allow for the preservation of existing uses while achieving the density of residential uses identified in the Housing Element, clustering of the allowable density shall be permitted for AHO projects as follows:~~

~~(1) The maximum units allowed within each AHO Sites may be clustered on individual lots or an assemblage of contiguous lots under common ownership, provided the cumulative density of all parcels within the AHO site does not exceed the maximum density. Units up to the cluster maximum (the maximum units allowed within each AHO site) shall be considered part of the base density before any density bonus. Clustering of density shall be allowed on a first-come basis, to incentivize the production of housing and to allow for residential uses to be clustered in the developable portions of the AHO sites, such as parking areas, while existing uses remain.~~

~~(2) When a project is submitted for review and consideration, it must identify the maximum units allowed within the AHO Site, the number of entitled and proposed units within the AHO site, separated by base units and those permitted with density bonus (if any) to demonstrate that the total entitled base units combined with the base units of the proposed project do not exceed the cumulative density allowed within the AHO site. The following table identifies the gross acreage of all properties within each AHO site, the maximum density allowed, and the cluster maximum (the maximum units allowed within each AHO site based on the gross acreage and maximum density).~~

~~AHO Site~~	~~Site Size (gross acres)~~	~~Max. Density (sq.ft./unit)~~	~~Cluster Maximum (Site Size / Max. Density)~~
~~North Tech~~	~~8.0~~	~~792~~	~~440~~
~~Kingsdale~~	~~2.4~~	~~792~~	~~132~~
~~South of Transit Center~~	~~6.2~~	~~792~~	~~341~~
~~190th Street~~	~~7.9~~	~~792~~	~~434~~
~~South Bay Marketplace~~	~~17.2~~	~~792~~	~~946~~
~~FedEx~~	~~1.8~~	~~792~~	~~99~~

Notes:

- The gross acreage of the overall AHO site shall be rounded to the 10th decimal, as shown here.
- Acreage shall be converted to square footage using a conversion factor of 43,560 square feet = 1 acre.

(c) Mixed-use development.

(1) Residential development shall be consistent with Sections 10-2.1444(a) and (b).

(2) Overall FAR. The total FAR for all components of a mixed-use project shall not exceed 1.50 FAR. FAR shall be calculated including both residential and nonresidential uses before any density bonuses are applied.

(d) Minimum lot size, AHO projects. 12,672 square feet of lot area.

(e) Building height and stories. No building or structure shall exceed the maximum height (see definition of building height in Section 10-2.402) or number of stories (see definition of story in Section 10-2.402) for each AHO site, as follows:

(1) North Tech: 90 feet / 7 stories maximum.

(2) South of Transit Center: 90 feet / 7 stories maximum.

(3) South Bay Marketplace: 90 feet / 7 stories maximum.

(4) Kingsdale: 60 feet / 4 stories maximum.

(5) 190th Street: 45 feet / 4 stories maximum.

(6) FedEx: 45 feet/ 4 stories maximum

(f) Setbacks. The minimum setback requirements shall be as follows:

(1) Front setback.

a. Minimum required. There shall be a minimum front setback of 10 feet the full width of the lot, except as follows:

1. Display windows may project three feet into the required front setback provided that the bottom of the projection is no less than three feet above the adjacent sidewalk grade.

2. Unenclosed pedestrian arcades, outdoor dining areas, courtyards, and publicly accessible private open space may project seven feet into the required setback.

3. Where a lot is contiguous to a residentially zoned lot fronting on the same street, the required front setback shall be the same as required for the contiguous residential lot.

b. Maximum permitted. The front setback shall not exceed 15 feet for 50% of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. No portion of the setback area shall be used for parking.

(2) Side setback.

a. There shall be a minimum side setback of 10 feet the full length of the lot on the street side of a corner or reverse corner lot.

b. No side setback shall be required along the interior lot lines, except where the side lot line is contiguous to a residential zone, in which case the following standards shall apply:

1. The side setback requirement shall be five feet where the lot frontage is less than 75 feet.

2. The side setback requirement shall be six feet where the lot frontage is greater than 75 feet and not more than 100 feet.

3. The side setback requirement shall be 15 feet where the lot frontage is greater than 100 feet and not more than 150 feet.

4. The side setback requirement shall be 20 feet where the lot frontage is greater than 150 feet.

(3) Rear setback. No rear setback shall be required, except where the rear lot line is contiguous to a residential zone, in which case the following standards shall apply:

a. The rear setback shall average no less than 15 feet, but at no point be less than 10 feet.

(4) Upper floor setbacks. Within the first 30 feet from the front property line and any property line adjacent to a residential zone, all building elevations above the number of stories noted below for each AHO site shall have a minimum average setback of five feet from the building face of the lower floors. The heights at which upper floor setbacks are required are noted for each AHO site as follows:

a. North Tech:

1. First Upper floor setback: above 3 stories

2. Second Upper floor setback: above 5 stories

b. South of Transit Center:

1. First Upper floor setback: above 3 stories

2. Second Upper floor setback: above 5 stories

c. South Bay Marketplace:

1. First Upper floor setback: above 3 stories

2. Second Upper floor setback: above 5 stories

d. Kingsdale: Upper floor setback above 3 stories.

e. 190th Street: Upper floor setback above 2 stories

f. FedEx: Upper floor setback above 3 stories

(g) Outdoor living space for residential uses. Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section 10-2.1510).

(h) Usable public open space. Spaces such as public plazas, public walkways and other public spaces of at least 10% of the FAR shall be provided. Tier 2 AHO sites need only provide 5% of the project's FAR as usable public open space.

~~(1) Public open space may be provided on any level of the AHO project, provided it is accessible to the public and not fenced, gated, only accessible through private areas, or otherwise inaccessible to the public.~~

~~(2) Public open space shall be contiguous to the maximum extent feasible.~~

~~(3) Areas less than 10 feet in width shall not count as public open space.~~

~~(i) Parking requirements. The parking provisions of Article 5 of this chapter shall apply, except that "Overlap parking requirements, nonresidential uses" (Section 10-2.1706 (d)) shall also apply to AHO sites.~~

~~(j) General regulations. See Article 3 of this chapter.~~

~~(k) Sign regulations. See Article 6 of this chapter.~~

~~(l) Landscaping regulations. See Article 7 of this chapter.~~

~~(m) Procedures. See Article 12 of this chapter.~~

~~(n) The AHO project shall comply with Objective Residential Standards.~~

Division 15 (IF) industrial Flex Overlay Zone

Section 10-2.1450 Specific purposes, (IF) industrial flex overlay zone.

§ 10-2.1450 Specific purposes, (IF) industrial flex overlay zone.

The specific purpose of the IF Industrial flex overlay zone is to implement the city's General Plan by allowing development that provides for an integrated mix of light industrial and commercial and/or office uses such as: commercial, research and development, incubator space, creative or technology-based businesses, offices, hotel, and supporting commercial uses. The overall character in this designation is intended to be a creative/tech incubator district with supporting uses. For the purpose of this section, an incubator space is defined as a facility with shared space intended to nurture and accelerate the growth of new businesses. It typically provides resources such as office space, access to shared services and other resources to help entrepreneurs launch their business.

In addition to the general purposes listed above and in Section 10-2.102, the specific purpose of the (IF) Industrial flex overlay zone is to:

(a) Provide opportunities to integrate new creative or technology-based uses in horizontal or vertical mixed-use developments with commercial, office and hospitality uses;

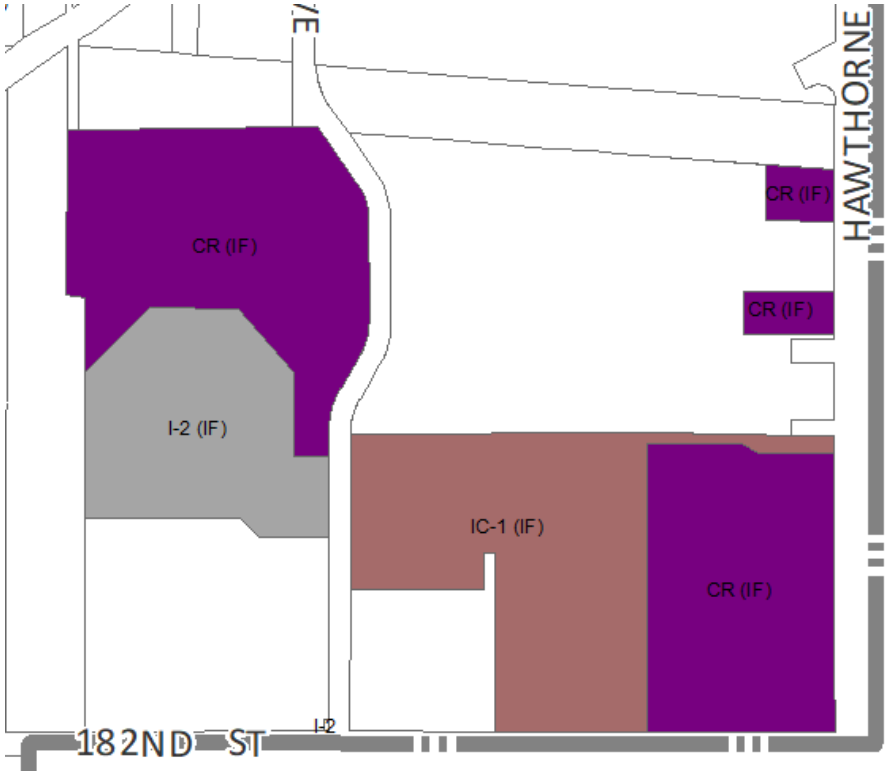
~~(1) Encourage residential uses in conjunction with other nonresidential activities in the IF overlay zone on properties that are also designated with an AHO overlay zone to create a mix of uses that allows for the integration of new residential housing opportunities in close proximity to transit, job centers, and commercial service centers.~~

(b) Encourage compatibility between residential and commercial and industrial uses in areas where mixed use and residential ~~the AHO overlay~~ zones directly abut commercial and industrial zones, by permitting greater design flexibility across the existing boundaries of the zones;

Section 10-2.1452 Applicability, (IF) industrial flex overlay zone.

§ 10-2.1452 Applicability, (IF) industrial flex overlay zone.

The area boundary for the Industrial flex (IF) overlay zone (and underlying land uses) are depicted below.



Section 10-2.1454 Relationship to underlying zone, (IF) industrial flex overlay zone.

§ 10-2.1454 Relationship to underlying zone, (IF) industrial flex overlay zone.

(a) The (IF) industrial flex overlay zone may be implemented by the application of one of three zones: CR, I-2 and IC-1 in locations as shown on the map in Section 10-2.1452.

(b) Where imposed, the (IF) industrial flex overlay zone designation shall be added to the underlying zone designation to establish a new zone designation. The zone of the affected properties shall thereafter be designated on the Zoning Map by the symbol of the underlying zone, followed by the parenthetically enclosed letters "IF" or (IF).

(c) Where the (IF) industrial flex overlay zone has been imposed, the land use regulations and development standards of the existing land use zone (herein referred to as the "underlying" zone) shall remain in full force, except as follows:

(1) A maximum 1.0 FAR shall apply to all commercial and industrial zones within the IF overlay.

(d) Regional commercial (CR).

(1) Residential uses shall not be permitted in the underlying (CR) regional commercial zone~~, except for projects meeting the requirements of the (AHO) affordable housing overlay zone AHO zone located on properties also designated as AHO (see Division 14)~~.

(2) Industrial uses that support smaller, technology and incubator spaces, are permitted.

(e) Industrial (I-2).

(1) "Manufacturing and fabrication" uses with a conditional use permit.

(2) "Construction-related uses" are prohibited.

(3) "Wholesaling/distribution/storage" are prohibited.

(4) "Motor vehicle-related uses" are prohibited.

(5) "Recycling facilities" are prohibited.

(6) "Truck terminals" are prohibited.

(7) "Other industrial uses" are prohibited with the exception of the following:

a. Beverage manufacturing with ancillary retail sales and/or tasting facilities for the public (i.e. craft brewing) with a conditional use permit.

b. Communications facilities with a conditional use permit.

c. Warehouse retail with a conditional use permit.

(8) "Commercial uses" are prohibited with the exception of the following:

a. Ancillary commercial uses per Section 10-2.1011.

b. Hotels and motels with a Conditional Use Permit.

(9) Industrial uses that support smaller, technology and incubator spaces, are permitted.

(f) Industrial (IC-1).

(1) "Manufacturing and fabrication" uses with a conditional use permit.

(2) "Construction-related uses" are prohibited.

(3) "Wholesaling/distribution/storage" are prohibited.

(4) "Motor vehicle-related uses" are prohibited.

(5) "Recycling facilities" are prohibited.

(6) "Truck terminals" are prohibited.

(7) "Other industrial uses" are prohibited with the exception of the following:

a. Beverage manufacturing with ancillary retail sales and/or tasting facilities for the public (i.e. craft brewing) with a conditional use permit.

b. Communications facilities with a conditional use permit.

c. Warehouse retail and warehouse retail, specialty with a conditional use permit.

(8) "Vehicle sales and services" uses are prohibited.

(9) Industrial uses that support smaller, technology and incubator spaces, are permitted.

§ 10-2.1456 Development standards: (IF) overlay zone.

Development standards shall be those of the underlying base zone, except as follows:

(a) Development standards contained in the Zoning Ordinance, other than for floor area ratio, may be varied as desirable or essential to accomplish the objectives of this section, pursuant to Planning Commission Design

Review (Section 10-2.2502), further provided that such standards are consistent with all applicable requirements of the General Plan.

Amendments to Article 8, Nonconforming Uses and Structures

Section 10-2.2002 Nonconforming uses

Section 10-2.2002 Nonconforming uses will be revised (shown as strike through and underlined text) as follows:

Subsection (e) will be amended to read:

(e) Re-establishment of uses in structures partially destroyed. A nonconforming use in a structure destroyed due to an involuntary event to the extent of 50% or more of its square footage at the time of its partial destruction may not be re-established and any new structure shall conform to all the requirements of City laws upon reconstruction, except as follows:

(1) Commercial/industrial uses in areas designated as residential or mixed use with housing required in the general plan (Affordable Housing Site-Housing Element) which are totally or partially destroyed may be re-established to the original use.

Section 10-2.2004 Nonconforming structures

Section 10-2.2004 Nonconforming structures will be revised (shown as strike through and underlined text) as follows:

Subsection (c) will be amended to read:

(c) Reconstruction of nonconforming structures partially destroyed. A nonconforming structure destroyed to the extent of 50% or more of its square footage at the time of its partial destruction shall conform to all the requirements of City laws upon reconstruction, except as follows:

(1) Multiple-family dwellings, community apartment projects, condominium projects, or stock cooperatives which are totally or partially destroyed may be reconstructed to the original number of units and size of units. Such reconstruction shall be in accordance with the development standards of the zone in which the project is located, unless these economically or physically preclude the ability to attain the pre-existing density and size of units, wherein the standards may be waived as necessary to attain such density and size of units. Any such reconstruction shall include at least the original number of parking spaces.

(2) Single-family dwellings which have been partially or totally destroyed due to involuntary events may be reconstructed to their pre-existing setbacks and size of unit, provided there is no increase in the degree of nonconformity.

(3) In the event of any reconstruction on any property upon which existed apartment units which have been totally or partially destroyed, and the reconstruction constitutes a community apartment project, condominium project, or stock cooperative, such projects shall comply with the development standards of the zone in which the structure is located.

(4) Nonconforming commercial/industrial structures in areas designated as residential or mixed use with housing required in the general plan which are totally or partially destroyed may be reconstructed to the original size. Such reconstruction shall be in accordance with the development standards of the zone in which the project is located, unless these economically or physically preclude the ability to attain the pre-existing square footage, wherein the standards may be waived as necessary to attain a similar size. Any such reconstruction shall include at least the original number of parking spaces.

Planning Commission Resolution 2026-03-PCR-03

Exhibit E – Proposed Amendments to Title 10 Chapter 2 (Zoning and Land Use) – Track Changes

Amendments to Article 12, Procedures

Section 10-2.2500 Administrative Design Review.

Section 10-2.2500 Administrative Design Review shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

(a) Purpose. The purpose of Administrative Design Review is to enable the Community Development Director or his/her assigned to review minor development projects that otherwise meet the zoning regulations, in terms of the appropriateness of the design. The Community Development Director or his/her assigned shall review:

(1) All new single-family residences;

(2) All additions to existing single-family residences where the combined addition is greater than 500 square feet of gross floor area to the dwelling and/or any accessory building;

(3) All additions to existing single-family residences that entail expansion of floor area above the first story;

(4) All additions of less than 1,000 gross square feet to multiple-family residential developments containing four or more units;

(5) All floor area additions to residential developments containing two to three units;

(6) All new residential developments containing two to ~~three~~ fifteen units on any lot, subject to a notice of pending decision pursuant to subsection (e) of this section. Any two to ~~three~~ fifteen unit development involving more than two adjacent lots shall be subject to Planning Commission Design Review pursuant to Section 10-2.2502;

(7) The addition of an accessory dwelling unit or the addition of two units on a lot that already contains an existing single-family residence (see definition of accessory dwelling unit in Section 10-2.402);

(8) The addition of a third (3rd) unit on a lot that already contains two units;

(9) All Affordable Housing Projects - Housing Element ~~Tier 2 AHO projects~~, which shall be allowed by-right and approved if all objective standards are met, consistent with State law.

(10) All housing development projects in which at least 20 percent of the units are dedicated for lower income households and are located on properties identified in appendix B of the 2021-2029 Housing Element meeting the requirements of either (a) or (b) below, which shall be allowed by-right and approved if all objective standards are met, consistent with State law.

a. Housing Element - Reused Sites. The proposed project site is i) listed on Table B-1 in the 2021-2029 Housing Element, ii) identified as a site used in a prior housing element, iii) not listed as vacant, and iv) satisfies any portion of the City's lower income RHNA requirement.

b. Housing Element - Rezoned Sites. The proposed project site is i) listed on Table B-2 in the 2021-2029 Housing Element and identified in Table B-2 as satisfying any portion of the City's low- or very low-income RHNA requirement.

(11) All other development not subject to Planning Commission Design Review pursuant to Section 10-2.2502.

Planning Commission Resolution 2026-03-PCR-03

Exhibit E – Proposed Amendments to Title 10 Chapter 2 (Zoning and Land Use) – Track Changes

Section 10-2.2502 Planning Commission Design Review.

Section 10-2.2502 Planning Commission Design Review shall be revised (shown as strike through and underlined text) as follows:

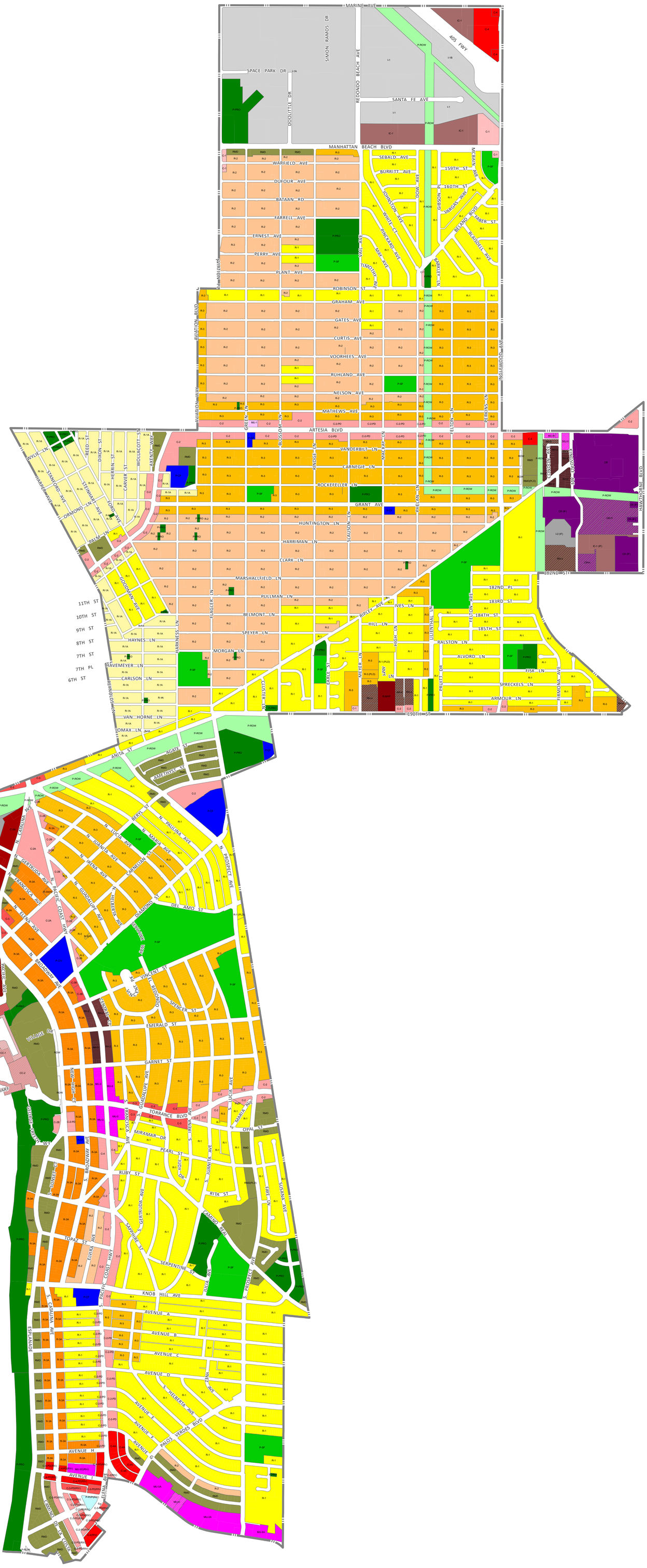
Subsection (a)(7) will be added as follows:

(7) Industrial Flex (IF) overlay zone. Any new development in the Industrial Flex (IF) zone. This excludes ~~qualifying AHO~~ Affordable Housing P~~p~~rojects - Housing Element ~~as defined in Division 14~~ that meet the requirements of Section 10-2.2500 (a).

Zoning Map
March 2026

- R-1
- R-1A
- R-2
- R-3
- R-3A
- RMD
- RH-2
- RH-3
- RH-4
- R-MHP
- C-1
- C-2
- C-2-PD
- C-2A
- C-2B
- C-3
- C-3-PD
- C-3A
- C-3B
- C-4
- C-4-PD
- C-4A
- C-5A
- CC-1
- CC-2
- CC-3
- CC-4
- CC-5
- MU-1
- MU-2
- MU-3
- MU-3A
- MU-3C
- MU-H
- CR
- CR-H
- I-1
- I-1A
- I-1B
- I-2
- I-2A
- IC-1
- P-CIV
- P-RVP
- P-GP
- P-ROW
- P-CF
- P-PRO
- P-SF

Overlay zones, where applied are denoted in parentheses following the base zone designations. Where two overlay zones are applied, they are separated by a hyphen.
Overlay zones include:
- (PLD) Planned development overlay zone
- (Riv) Riviera Village overlay zone
- (H) Historic overlay zone
- (IF) Industrial flex overlay zone



City of Redondo Beach