

RESOLUTION NO. 2024--PCR-*****

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL CERTIFY PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT INCLUSIVE OF ITS REFERENCED APPENDICES FOR THE “REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT”, APPROVE APPROPRIATE ENVIRONMENTAL FINDINGS, A STATEMENT OF OVERRIDING CONSIDERATIONS, AND A MITIGATION MONITORING AND REPORTING PROGRAM, AND ADOPT A GENERAL PLAN AMENDMENT TO UPDATE THE CITY’S LAND USE, OPEN SPACE AND CONSERVATION, NOISE, AND SAFETY ELEMENTS WITH PROPOSED CHANGES/EDITS ATTACHED AS “EXHIBIT A” AND “EXHIBIT B”, ADOPT AMENDMENTS TO THE REDONDO BEACH MUNICIPAL CODE, TITLE 10 PLANNING AND ZONING, CHAPTER 1 SUBDIVISIONS ATTACHED AS “EXHIBIT C”, ADOPT AMENDMENTS TO THE REDONDO BEACH MUNICIPAL CODE, TITLE 10 PLANNING AND ZONING, CHAPTER 2 ZONING AND LAND USE ATTACHED AS “EXHIBIT D”, ADOPT AMENDMENTS TO THE REDONDO BEACH MUNICIPAL CODE, TITLE 10 PLANNING AND ZONING, CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE ATTACHED AS “EXHIBIT E”, AND ADOPT AMENDMENTS TO THE CITY OF REDONDO BEACH’S COASTAL LAND USE PLAN OF THE LOCAL COASTAL PROGRAM ATTACHED AS “EXHIBIT F”, TO MAKE CONSISTENT AND IMPLEMENT THE GENERAL PLAN UPDATE AND CERTAIN HOUSING ELEMENT PROGRAMS.

WHEREAS, the City’s current General Plan was adopted on May 26, 1992; and

WHEREAS, on March 29, 2016 the City Council approved the City’s three-year Strategic Plan goal to “Ensure sustainability, livability, and health by completing the General Plan update and by implementing environmentally responsible programs”; and

WHEREAS, on May 17, 2016 the City Council approved the “Request for Proposal” (RFP) for consultant services to update the General Plan and at the City Council’s direction the Community Development Department circulated the RFP to nearly 50 qualified consultants across the State; and

WHEREAS, on July 1, 2016 the City received two (2) competitive proposals from qualified consulting firms with local and pertinent experience and pursuant to the RFP a “Selection Committee” was formed and both consulting firms were interviewed on July 21, 2016; and

WHEREAS, the “Selection Committee”, consisting of the Assistant City Manager, Community Development Director, Waterfront and Economic Development Director, Public Works Director, Community Services Director, Fire Chief, and Planning Manager, after measuring the totality of the proposals against the requirements for the project per the RFP and conducting face to face interviews with each firm, recommended to the City Council to award the project to Placeworks, Inc.; and

WHEREAS, on October 4, 2016, the City Council awarded the contract for planning and environmental consulting services to Placeworks, Inc. for updates to the “Land Use Element” and “Conservation, Recreation and Parks, and Open Space Element” of the City’s General Plan and preparation of the required environmental documents; and

WHEREAS, on December 13, 2016 the City Council approved Resolution No. CC-1612-122 establishing a 27-member General Plan Advisory Committee (GPAC) to provide direct community stakeholder input to the update of the Land Use and Conservation, Recreation and Parks, and Open Space Elements of the General Plan including analysis and recommendations regarding amendments to the Mixed-Use Zoning and Development Standards, and opportunities for additional recreation, parks, and open space areas; and

WHEREAS, on February 21, 2017 pursuant to Resolution No. CC-1612-122, the Mayor and City Council selected the members of the GPAC and the City Clerk reviewed all selections and confirmed each was a resident of Redondo Beach. Two (2) members were appointed by the Mayor, one (1) of which served as the Chair, and each Council Member appointed five (5) members, three (3) of which resided in their District; and

WHEREAS, the GPAC conducted a total of twenty-eight (28) noticed public meetings since April 27, 2017, with their final meeting being held on January 31, 2024. At the final meeting, GPAC completed their discussions and recommendations for the final draft General Plan, which includes a consistently formatted, comprehensive General Plan document with a new Introduction, along with updated Goals, Policies, and Implementation Measures for the Land Use, Open Space and Conservation, Safety, and Noise Elements; and

WHEREAS, on December 19, 2017 the City Council approved the First Amendment to the Original Agreement with Placeworks, Inc. to include ten (10) additional GPAC meetings (the Original Agreement included ten (10) GPAC meetings total) to support updates to the City’s Environmental Hazards/Natural Hazards Element (proposed to be reorganized and renamed as the Safety and Noise Elements) of the General Plan, the development of the City’s Local Hazard Mitigation Plan inclusive of a “Vulnerability Assessment”, the development of the Artesia & Aviation Corridors Area Plan, and a fourth community-wide workshop (the Original Agreement included three (3) community workshops total); and

WHEREAS, on April 16, 2019 the City Council approved the Second Amendment to the Agreement with Placeworks, Inc. to include GPAC's development of draft Guiding Principles and Vision Statement and a determination to present multiple draft land use plan options at the City's first Community Meeting rather than a single preferred land use plan. Three (3) additional GPAC meetings were also included in this Second Amendment; and

WHEREAS, on March 17, 2020 the City Council approved the Third Amendment to the Agreement with Placeworks, Inc. to add budget for multiple refinements to the land use diagrams and plans to address changes in State Housing Law and the Regional Housing Needs Allocation (RHNA) allocation, and additional project administration costs. Four (4) additional GPAC meetings were also included in the Third Amendment for a total of 27 GPAC meetings; and

WHEREAS, on October 4, 2022 the City Council approved the Fourth Amendment to the Agreement with Placeworks, Inc. to address the significant RHNA requirement. This Amendment was necessary to support the multiple additional public hearings held in the Spring of 2021 and the multiple versions of buildout analyses that were required to develop and approve a draft Land Plan that could accommodate the City's RHNA and support the certification by the State Department of Housing and Community Development (HCD) of the City's 6th Cycle Housing Element (adopted July 5, 2022 and HCD certified on September 1, 2022). Additionally, this Amendment included the development of an "Introduction" section of the updated General Plan; and

WHEREAS, on February 21, 2023 the City Council approved the Fifth Amendment to the Agreement with Placeworks, Inc. to include updates to the City's Zoning Ordinance, Zoning Ordinance for the Coastal Zone, and Local Coastal Program required to make all documents consistent with the updated General Plan and to implement the Housing Sites and Housing Element Programs. Additionally, this Amendment included a final GPAC meeting to confirm their recommended consolidated General Plan updated document, an additional community workshop prior to formal public hearings before the Planning Commission and City Council, the set up and facilitation of Konevio, an online survey/commenting software for providing comments on the draft General Plan Elements, draft Zoning Ordinance(s), and draft Local Coastal Program; and

WHEREAS, on March 12, 2024 the City Council approved the Sixth Amendment to the Agreement with Placeworks, Inc. to update the scope of the required Article XXVII traffic impact analysis and mitigation recommendations, and to update the General Plan environmental analysis resulting from the City Council's direction to study increasing the Floor Area Ratio (FAR) from 0.6 to 1.5 within the Artesia & Aviation Corridor Area Plan (AACAP). Additionally, this Amendment was necessary to cover costs related to the extended length of the project and the additional project management and team meetings necessary to cover the balance of the 2024 calendar year; and

WHEREAS, on February 29, 2024 the City's Draft General Plan document was released for comment on the City's website, allowing the public and other interested parties to comment directly on the Draft General Plan Document. Additionally, on March

20, 2024 City staff and Placeworks, Inc. conducted an open house meeting to present and take input on the City's Draft General Plan update. All public comments have been documented and included with materials provided to the Planning Commission during their public hearings on this matter beginning in June 2024; and

WHEREAS, on June 20, 2024 the Planning Commission held a duly noticed public meeting and received a "report" from City staff that presented an "overview" of the City's Draft General Plan Update and the associated Zoning Ordinance and Local Coastal Program Amendments. Staff's "report" included a summary of the updates to the City's Land Use Element, Open Space and Conservation Element, Safety Element, and Noise Element along with a summary of the Zoning Ordinance Amendments required to implement the Housing Element's programs and sites and for general consistency; and

WHEREAS, on August 1, 2024 the Planning Commission held a duly noticed special meeting to conduct a public hearing on updates to the City's General Plan Land Use, Open Space & Conservation, Noise, and Safety Elements, take testimony from staff, the public and other interested parties, and deliberate, make recommendations, and continue the public hearing to August 15, 2024. At their August 1, 2024 public hearing, the Planning Commission reached consensus on recommended proposed edits to some Land Use Element Policies and Implementation Measures that are included in the "Exhibits" of this resolution; and

WHEREAS, on August 15, 2024 the Planning Commission held a duly noticed public hearing to continue deliberations on updates to the City's General Plan Land Use, Open Space & Conservation, Noise, and Safety Element, and to take testimony from staff, the public and other interested parties, and initiate deliberations and make recommendations concerning revisions to the City's Zoning Ordinances and Local Coastal Program (LCP) required for consistency and to implement the City's Housing Element. At their August 15, 2024 continued public hearing, the Planning Commission did not make any proposed edits to the proposed zoning ordinances and local coastal program that are included in the "Exhibits" of this resolution; and

WHEREAS, on September 19, 2024 the Planning Commission held a third and final duly noticed public hearing to complete their deliberations on updates to the City's General Plan Land Use, Open Space & Conservation, Noise, and Safety Elements, and updates to the City's Zoning Ordinances and Local Coastal Program (LCP) required for consistency and to implement the City's Housing Element, and to take testimony from staff, the public and other interested parties, and consider the associated program Draft Environmental Impact Report; and

WHEREAS, at their September 19, 2024 public hearing the Planning Commission made the following additional recommendations all of which are either identified in the attached "Exhibits" as noted or identified in the "RESOLVE AS FOLLOWS" "SECTIONS" of this Resolution:

- 1) Amend the General Plan Floor Area Ratio (FAR) for the Public/Institutional (PI) land uses from 0.75 to 0.5 for all properties *except*: City Hall bounded by PCH, Broadway, Carnelian St, and Diamond St; The Annex site on Northeast Corner

- of PCH and Vincent St; and all City Fire and Police Station properties all of which would have an FAR of 1.25 (“Exhibit B”)
- 2) Eliminate the proposed Public/Utility (U) land use designation for the AES and SCE transmission tower corridor properties and maintain the existing land use designation of “P” Public or Institutional for these properties (“Exhibit B”)
 - 3) Amend the General Plan Floor Area Ratio (FAR) for the C-4 designated properties along Pacific Coast Highway (PCH) from 1.0 to 0.5 and develop a comprehensive plan for the PCH corridor (“Exhibit B”) and amend the FAR zoning development standards from 1.0 to 0.5 for C-4 zoned properties along PCH (RESOLVE AS FOLLOWS SECTION 5. AND SECTION 6.)
 - 4) Amend the land use designation from “OS” (Parks and Open Space) to “PI” (Public/Institutional) at the School District owned properties identified as: 1. Lincoln Elementary School Fields and Blacktop Area; 2. Alta Vista Elementary School Fields; and 3. The former Franklin School Site (“Exhibit B”)
 - 5) Within the MU Mixed-Use Zoning Districts for projects including both commercial and residential uses amend the proposed minimum commercial FAR from 0.35 to 0.4 (RESOLVE AS FOLLOWS SECTION 5. AND SECTION 6.)
 - 6) Minor additional amendment to IM-LU-44 to require the exclusive use of native California drought resistant vegetation in all housing and commercial developments (“Exhibit B”)
 - 7) Minor additional amendment to IM-LU-45 to amend the Heat Island mitigation tree coverage target percentage of 25% to 29% (“Exhibit B”)

WHEREAS, with respect to the proposed FAR for the PI designation as they apply to School District properties, the Planning Commission understands that School District properties are under the control and authority of the State and the FAR upon School District properties only applies in the event that a School District property becomes a “surplus” property or otherwise is not used by the School District for educational purposes; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.), a Draft Program Environmental Impact Report (Draft PEIR) has been prepared and was presented to the Planning Commission at the same time as the final draft of the General Plan Update, Zoning Ordinance Amendments, Zoning Ordinance for the Coastal Zone Amendments, and Local Coastal Program Amendments; and

WHEREAS, the overall purpose of the program Draft PEIR is to inform the City, responsible agencies, decision makers, and the public about the potential environmental effects resulting from full implementation of the proposed Redondo Beach General Plan Update, and the associated Zoning Ordinance, Zoning Ordinance for the Coastal Zone, and Local Coastal Program amendments that are required for consistency purposes; and

WHEREAS, the Draft PEIR addresses effects that may be significant and adverse; evaluates alternatives to the project; and identifies mitigation measures and alternatives to reduce or avoid identified potentially significant impacts; and

WHEREAS, included as an appendix to the Draft PEIR, Appendix A Buildout Methodology, explains the buildout assumptions and methodologies utilized for projecting the potential growth in the City over the next 25 years to the horizon year of the General Plan Update of 2050; and

WHEREAS, on August 1, 2024 an “Amended Notice of Availability of a Draft Environmental Impact Report” was issued to advise the public and interested parties that the City of Redondo Beach Planning Division has released the Draft PEIR addressing potential impacts associated with the Redondo Beach Focused General Plan Update, Zoning Ordinance Update and Local Coastal Program Amendment (proposed project) for a 47-day review period beginning on August 1, 2024, and ending on September 16, 2024; and

WHEREAS, at the time of the release of RESOLUTION NO. 2024-**-PCR-*** on September 13, 2024 XX comments on the Draft PEIR have been received; and

WHEREAS, multiple technical studies, environmental scoping meetings, community surveys, public meetings and workshops with the GPAC, the general public, the Planning Commission, and the City Council since 2016 have all served to engage and inform the general public including residents, business owners/operators, and other interested parties and have shaped the resulting draft General Plan Update, and the associated Zoning Ordinance, Zoning Ordinance for the Coastal Zone, and Local Coastal Program amendments required for implementing the Housing Element and consistency.

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. FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT. The Planning Commission recommends that the City Council, in the exercise of its independent judgment and pursuant to CEQA, certify the Final Program Environmental Impact Report, inclusive of its referenced appendices for the “Redondo Beach Focused General Plan Update, Zoning Ordinance Update and Local Coastal Program Amendment”, and Approve appropriate Environmental Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program. The Draft PEIR inclusive of its referenced appendices is attached as a “Link” within “Exhibit A”.

SECTION 3. CITY OF REDONDO BEACH GENERAL PLAN. The Planning Commission recommends that the City Council adopt a General Plan Amendment to Update the City’s Land Use, Open Space and Conservation, Noise, and Safety Elements with proposed

changes/edits attached as “Exhibit B”. The proposed Land Use, Open Space and Conservation, Noise, and Safety Elements are included as a “Link” within “Exhibit B”.

SECTION 4. 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 C”.

SECTION 5. 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 D” with the following additional recommendations: Amend the FAR zoning development standards from 1.0 to 0.5 for C-4 zoned properties along Pacific Coast Highway (PCH); Within the MU Mixed-Use Zoning Districts for projects including both commercial and residential uses amend the proposed minimum commercial FAR from 0.35 to 0.4.

SECTION 6. TITLE 10 PLANNING AND ZONING, CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE. The Planning Commission recommends that the City Council adopt amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 5 Coastal Land Use Plan Implementing Ordinance attached as “Exhibit E” with the following additional recommendations: Amend the FAR zoning development standards from 1.0 to 0.5 for C-4 zoned properties along Pacific Coast Highway (PCH); Within the MU Mixed-Use Zoning Districts for projects including both commercial and residential uses amend the proposed minimum commercial FAR from 0.35 to 0.4.

SECTION 7. CITY OF REDONDO BEACH LOCAL COASTAL PROGRAM. The Planning Commission recommends that the City Council adopt amendments to the City of Redondo Beach’s Coastal Land Use Plan of the Local Coastal Program attached as “Exhibit F”.

SECTION 8. 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 9. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this General Plan Amendment to Update the City’s Land Use, Open Space and Conservation, Noise, and Safety Elements, amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 1 Subdivisions, amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use, amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 5 Coastal Land Use Plan Implementing Ordinance, and amendments to the City of Redondo Beach’s Coastal Land Use Plan of the Local

Coastal Program 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 General Plan Amendment to Update the City's Land Use, Open Space and Conservation, Noise, and Safety Elements, amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 1 Subdivisions, amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use, amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 5 Coastal Land Use Plan Implementing Ordinance, and amendments to the City of Redondo Beach's Coastal Land Use Plan of the Local Coastal Program 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 September, 2024.

Gale Hazeltine, 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. 2024-**-PCR-*** was duly passed, approved, and adopted by the Planning Commission of the City of Redondo Beach, California, at an adjourned regular meeting of said Planning Commission held on the 19th day of September, 2024 by the following roll call vote:

AYES:

NOES:

ABSENT:

Marc Wiener, AICP
Community Development Director

APPROVED AS TO FORM:

City Attorney's Office

“Exhibit A” DEIR Link

The Planning Commission recommends that the City Council, in the exercise of its independent judgment and pursuant to CEQA, certify the Final Program Environmental Impact Report, inclusive of its referenced appendices for the “Redondo Beach Focused General Plan Update, Zoning Ordinance Update and Local Coastal Program Amendment”, and Approve appropriate Environmental Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program. The Draft PEIR inclusive of its referenced appendices is attached as a “Link” herein below within this “Exhibit A”.

[Draft Program Environmental Impact Report \(DPEIR\)](#)

[Draft Program Environmental Impact Report Appendices](#)

RESOLUTION NO. 2024-**-PCR-*** “EXHIBIT B”

The Planning Commission recommends that the City Council adopt a General Plan Amendment to Update the City’s Land Use, Open Space and Conservation, Noise, and Safety Elements. The proposed Land Use, Open Space and Conservation, Noise, and Safety Elements recommended for approval are included as “Links” (inclusive of its Appendices) within this “Exhibit B”. Below the “Links” are the Planning Commissions proposed changes/edits.

[Redondo Beach General Plan \(Cover with Table of Contents\)](#)
[Introduction – Including “Vision 2050” and “Guiding Principles”](#)
[Land Use Element](#)
[Open Space and Conservation Element](#)
[Safety Element](#)
[Noise Element](#)
[Appendix A: Buildout Methodology](#)
[Appendix B: Implementation Plan](#)

The following are proposed changes/edits to the Draft “Land Use Element” for the City Council’s consideration as recommended by the Planning Commission at their public hearings on August 1, 2024 and September 19, 2024. Proposed added language is shown as underlined and proposed edited language is shown as ~~strikethrough~~.

1. LAND USE ELEMENT GOAL LU-1 BALANCE

Add language to Policy LU-1.11 to reflect the need for additional parkland in support of the potential increased population envisioned by the City’s Housing Element.

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 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. The Housing Element indicates there will be 9,400 new residents by 2040 with full development build out. If Redondo Beach does not increase its park acreage (current total equals 148.8 acres), instead of current 3.1 acres per 1,000 residents (low ratio by many standards) the City will only have 1.9 acres per 1,000 residents. Locating additional parkland sites is essential for the city to maintain its existing parkland ratio.

2. LAND USE ELEMENT GOAL LU-2 IDENTITY

Add a new policy to support remediation of abandoned structures.

Policy LU-1.15 **Abandoned Residential and Non-Residential Structures.** Take action to require abandoned structures be secured, safe, and not a blight.

3. LAND USE ELEMENT GOAL LU-3 COMPATIBILITY

Add a new policy to regulate future “Co-Living” developments.

Policy LU-3.12 Co-Living. Update the municipal code to establish requirements/standards for co-living in residential and multifamily zones; define co-living, parking standards, master lease, hosting platform regulations and definition, development standards for multifamily buildings.

4. LAND USE ELEMENT GOAL LU-5 ENVIRONMENTAL SUSTAINABILITY

Add a new policy to support the City’s water management goals.

Policy LU-5.10 Develop a Green Infrastructure Plan. Green infrastructure is an approach to water management that protects, restores, or mimics the natural water cycle. Green infrastructure is effective, economical, and enhances community safety and quality of life. It means planting trees and restoring wetlands, rather than building a costly new water treatment plant.

Add a new policy to support the City’s overall Environmental Sustainability goals through outreach and education.

Policy LU-5.11 Civic Engagement. Provide education, materials, and volunteer opportunities to the community explaining the value of environmental sustainability.

Add language to Policy LU-7.1 to support the City’s future Historic Preservation efforts.

Policy LU-7.1 Historic landmarks and districts. Encourage the voluntary designation of potentially historic resources as landmarks or historic districts. Strengthen the City’s objective identification of potentially historic buildings, resources, landmarks or historic districts in residential, commercial, public/institutional, and industrial zones.

Amend the Floor Area Ratio (FAR) “Maximum Density/Intensity” within Table 2.1: General Plan Land Use Designations within the Land Use Element for the Public/Institutional (PI) land uses as follows.

“Max FAR ~~0.75~~ 0.50 for all properties except: Max. FAR 1.25 at City Hall bounded by PCH, Broadway, Carnelian St, and Diamond St; Max FAR 1.25 at the Annex site on Northeast Corner of PCH and Vincent St and all City Fire and Police Station properties Subject to Planning Commission Design Review

Amend the Public/Utility (U) land use designation within Table 2.1: General Plan Land Use Designations and amend Figure 2.1: Land Use Plan as follows.

Eliminate the Public/Utility (U) land use designation and maintain the existing land Use Designation of “P” Public or Institutional for the AES and SCE transmission tower corridor properties

Amend the Floor Area Ratio (FAR) “Maximum Density/Intensity” within Table 2.1: General Plan Land Use Designations for the C-4 designated properties along Pacific Coast Highway (PCH) as follows.

“FAR 1.00 for all C-4 properties except: FAR 0.5 for C-4 properties along Pacific Coast Hwy (PCH) and develop a comprehensive plan for the PCH corridor

Amend the General Plan Land Use Designation from “OS” (Parks and Open Space) to “PI” (Public/Institutional) at the School District owned properties identified as: 1. Lincoln Elementary School Fields and Blacktop Area; 2. Alta Vista Elementary School Fields; and 3. The former Franklin School Site

The following are proposed changes/edits to the Draft “Appendix B – General Plan Implementation” document for the City Council’s consideration as recommended by the Planning Commission at their public hearings on August 1, 2024 and September 19, 2024. Proposed added language is shown as underlined and proposed edited language is shown as ~~strike through~~.

Land Use Element Implementation Actions				
Implementation Action		Applicable Policy	Responsible Department	Time Frame
IM-LU-14	Redondo Beach objective design standards and applicant guidelines. Update the residential design guidelines that direct architectural design, building siting and orientation, neighborhood identity including monumentation, wayfinding, placemaking elements, and other public realm features for mixed-use areas, transit-oriented higher intensity areas, and residential overlays. <u>Ensure that design guidelines are sensitive to the context of the surrounding neighborhood.</u>	LU-2.2, <u>LU-2.3</u> , LU-2.5, LU-2.6, LU-2.8, <u>LU-3.2</u> , <u>LU-3.3</u> , LU-3.5, LU-6.14	Community Development	Short, on-going. <u>The Objective Design Standards will be reviewed every two years.</u>
IM-LU-34	Public noticing <u>and education</u>. Review and evaluate existing public noticing requirements for development projects to ensure adequate public awareness. <u>Develop a public education and outreach plan for land use related issues which can be iterated and utilized throughout the year.</u>	LU-3.11	Community Development	Short term
IM-LU-37	Health in corridors. Require a Health Risk Assessment to identify best practices to minimize air quality and noise impacts when considering new residential uses within 500 feet of a freeway. <u>Continue to use appropriate risk assessment standards.</u>	LU-4.2	Community Development	Short term

“EXHIBIT B” - General Plan Update Links and PC Modifications

IM-LU-39a	Harbor amenities plan. Implement the Harbor Amenities Plan. The Harbor Amenities Plan serves to promote and enhance the City's coastal amenities and provide improved coastal access and coastal recreational opportunities.	LU-4.3	Community Development and Waterfront Economic Development	Short, Mid Term
IM-LU-42	CAP. Continue to implement the strategies identified in the City of Redondo Beach Climate Action Plan (CAP). <u>Update the City's existing Climate Action Plan.</u>	LU-5.2, LU-5.5, LU-5.6	Community Development, Public Works	Short, on-going
IM-LU-44	Landscaping. Evaluate the potential of establishing landscape design criteria/guidelines that Require the exclusive use of native California and drought resistant vegetation in all housing and commercial developments.	LU-5.2, LU-5.5	Community Development	Short term
IM-LU-45	Urban Forest. Continue to investigate the development of an urban forest ordinance to provide for the consistent use of street trees to identify City streets, neighborhoods, commercial districts, and community gateways, consistent with the City's list of approved tree species. Conduct a survey of public streets, and identify areas where street trees do not exist, but could be supported. Partner with community groups and seek funding to expand the urban forest in these areas, with priority given to areas identified as park-deficient in the Parks Master Plan or Open Space and Conservation Element. <u>Conduct an accurate count of tree acreage (percentage of the City's total area) with a goal of establishing a tree coverage target percentage of 29%.</u>	LU-5.8, LU-5.9	Public Works, Community Development	Mid term
IM-LU-46a	Heat island mitigation. Develop a “heat island” mitigation plan that includes guidelines for cool roofs, cool pavements, and strategically placed shade trees. <u>Require all new development and major rehabilitation (i.e., additions of 25,000 square feet of office/retail commercial or 50,000 square feet of industrial floor area) projects to incorporate any combination of the following strategies to reduce heat gain for 50 percent of the non-roof impervious site landscape, which includes roads, sidewalks, courtyards, parking lots, and driveways: shaded within five years of occupancy; paving materials with a Solar Reflectance Index (SRI) of at least 29; open grid pavement system; and parking spaces underground, under deck, under roof, or under a building. Any roof used to shade or cover parking must have an SRI of at least 29.</u>	LU-5.6	Community Development and Public Works	Mid Term
IM-LU-46b	Green infrastructure plan. Update Municipal Code to include regulations for green roofs, vertical meadows, retention wells/ponds, rain gardens, curb cuts for bioswales, and permeable surfaces.	LU-5.10	Community Development and Public Works	Mid Term
IM-LU-46c	Environmental sustainability civic engagement plan. Development an education and public outreach environmental sustainability plan in partnership with local environmental non-profit organizations.	LU-5.11	Community Development and Public Works	Mid Term

“EXHIBIT B” - General Plan Update Links and PC Modifications

IM-LU-60	Historic properties. Update, expand, and periodically update the Citywide Historic Properties Survey to identify potential historic resources for placement on local Register and those that are at risk of losing their historic value. Include details documenting architecturally significant features that could be salvaged and reused. Consider including historically significant public landscape features, including specimen trees be designated as landmarks and preserved.	LU-2.1, <u>LU-7.1</u> , LU-7.3, LU-7.4, LU-7.9	Community Development	Short term
IM-LU-66	Historic preservation ordinance. Update and periodically review the historic preservation ordinance to incorporate findings of the updated Historic Resources Survey. <u>Develop the City processes and ordinances to objectively designate historic buildings, resources, landmarks, and historic districts. Develop the City processes and ordinances required to protect and preserve historic buildings, resources, landmarks, and historic districts that have been designated as historic.</u>	LU-7.9	Community Development	Short term
IM-LU-67	Special Policy Areas. Identify and prioritize which special policy areas would most benefit from an area plan, specific plan, or corridor plan. As resources permit, develop and implement identified plans in order of priority. Resulting plans may include, but are not limited to the following, as appropriate for each area: • Strategies to promote desired reinvestment and redevelopment; • Regulations, and design standards with consideration of the character, history and uniqueness of existing corridors and neighborhoods. (Including standards that minimize impact of higher intensity development near established neighborhoods, and minimize viewshed impacts of new development on established neighborhoods) • A public realm plan to achieve a unified vision for long-term improvements to streets, sidewalks, plazas, other public spaces, and placemaking elements including landscaping palettes that uniquely identify unique commercial districts and residential neighborhoods in the City. • Public improvement priorities and pilot projects for inclusion in the City's Capital Improvement Program. • Strategies to integrate improvements that facilitate transit use. <u>Prioritize Special Policy Areas PCH North (SPA-5A), PCH Central (SPA-5B), and Torrance Blvd. (SPA-5C) for revitalization and beautification and establish parking ratio and increased FAR standards consistent with the AACAP.</u>	SPA-1, SPA-4, SPA-5, SPA-6, SPA-7	Community Development	Short, Mid term

“EXHIBIT B” - General Plan Update Links and PC Modifications

IM-OS-11	Turf. Conduct a study to identify the appropriate use, application, and regulations for the installation and maintenance of artificial turf and update the development code to reflect findings. Prohibit the installation of new artificial turf and update the Municipal Code accordingly. Incentivize replacement of turf with natural materials.	OS-1.9, OS-6.3	Community Development	Mid term

Proposed Amendments to Title 10, Chapter 1 of the 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 ~~three parcels or~~ 15 condominium units on any lot ~~and involving no more than two or combination of adjacent lots~~. If the Community Development Director, or his/her assigned, finds that the map for a subdivision of not more than ~~three parcels or~~ three parcels or 15 condominium units on any lot ~~and involving no more than two or combination of adjacent~~ lots 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.
- ~~(1) Appeals to the Commission. The decision of the Community Development Director shall be final and conclusive unless, within 10 days after the date of the written notice of decision, the subdivider files a written appeal with the Planning Division requesting a public hearing before the Commission. Notice of public hearing before the Commission to consider an appeal of the decision of the Community Development Director shall be mailed to the subdivider not less than 10 days prior to the date of such hearing. The Commission shall hear the testimony of the subdivider or any witnesses on behalf of the subdivider and information provided by the Community Development Director. The Commission may also hear the testimony of other persons interested in the matter. Upon the conclusion of the hearing, or no later than the date of the next regular Commission meeting, the Commission shall declare its findings, based upon the testimony and documents before it. The Commission may sustain, modify, reject, or overrule any action of the Community Development Director and may make such findings and determinations as are not inconsistent with the provisions of the Map Act or this chapter. The action of the Commission may be appealed to the Council pursuant to Section 10-1.506 of this article.~~

Subsection (b) will be amended to read:

- (b) Subdivisions of four or more parcels or ~~of four or more parcels or~~ creating 16 condominium units or more on any lot or combination of lots ~~or a subdivision involving more than two adjacent lots~~. In the case of subdivisions of four or more parcels or creating 16 or more condominium units on any lot or combination of lots ~~or a subdivision involving more than two adjacent lots~~, 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 ~~and involving no more than two adjacent or combination of lots~~. 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 ~~and involving no more than two adjacent or any combination of lots~~ 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 a subdivision involving more than two adjacent combination of lots~~. In the case of subdivisions of four or more parcels or 16 condominium units on any lot ~~or a subdivision involving more than two adjacent combination of lots~~, 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.

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 inclusive of the proposed Zoning Map included as a "Link" within this "Exhibit D". Below the "Link" are the Planning Commissions recommended Zoning Ordinance amendments. Additional Planning Commission recommended changes to the Zoning Ordinance amendments within this "Exhibit D" are included in Planning Commission RESOLUTION NO. 2024--PCR-*****

September 2024 Draft Zoning Map with "Current Zoning", "Proposed Zoning", and "Current Zoning Areas of Change" (Download Documents Here)

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:

Section 10-2.303, Designation of Zones will be revised (shown as strike through and underlined text) as follows:

Subsection (b) paragraph (2) will be amended to read:

(b) Commercial.

(2) C-2 ~~and CN~~ Commercial Zones: C-2, C-2A, C-2B, and C-2-PD.

Subsection (c) paragraphs (2) and (3) will be amended to read:

(c) Mixed Use.

~~(2) MU-2 Mixed Use Zone~~

(3) MU-3 Mixed Use Zones: MU-3, MU-3A, ~~MU-3B~~, and MU-3C.

Subsection (f) will be amended to read:

(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.

(6) (IF) Industrial Flex Overlay Zone.

Section 10-2.402, Definitions:

The following definitions will be added to or revised (shown as strike through and underlined text) within Section 10-2.402, Definitions:

...

"Affordable Housing Overlay (AHO) Project" shall mean a development project proposed or developed within an affordable housing overlay zone that qualifies to use the optional standards of the AHO zone and 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.

...

"Affordable Housing Overlay (AHO) Site" shall mean a site identified in the Housing Element of the General Plan that would be rezoned with an "Affordable Housing Overlay" and represented in the Land Use Element by the residential overlay (-R) General Plan land use designation. On these sites, qualifying AHO Projects may elect to use the regulations and standards of the AHO zone rather than those of the underlying zone. AHO sites include the following sites identified on the Land Use Plan of the General Plan:

- (1) North Tech
- (2) South of Transit Center
- (3) South Bay Marketplace
- (4) Kingsdale
- (5) 190th Street, and
- (6) FedEx

...

"Employee housing" shall mean qualified employee housing providing accommodation for six or fewer employees, pursuant to the Health and Safety Code Section 17021.5(b).

...

"Family" shall mean an individual or two or more persons, ~~related by blood, marriage, or adoption, or a group of not more than five persons, excluding servants, who need not blood, marriage, or adoption, living together in a~~ living together in a dwelling unit, with common access to and common use of all living, kitchen, and eating areas within a dwelling unit, ~~but not including limited residential care facilities.~~

...

"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.

...

“Household” shall mean a family living together in a single dwelling unit, with a common access to, and common use of, all living and eating areas and all areas and facilities for the preparation and storage of food within the dwelling unit all the people who occupy a housing unit. A household includes all related and unrelated people, who share the dwelling unit. A person living alone in a dwelling unit, or a group of unrelated people sharing a dwelling unit are also counted as a household.

...

“Household, lower income” shall mean a household making up to 80 percent of the area median income (AMI) as defined by the California Department of Housing and Community Development (HCD).

...

“Low barrier navigation center” shall mean a housing first, low barrier, temporary, service-enriched shelter focused on helping homeless individuals and families to quickly obtain permanent housing. Low barrier includes best practices to reduce barriers to entry, such as allowing partners, pets, storage of personal items, and privacy.

...

“Mixed use, horizontal” shall mean a project that combines different types of uses within multiple single-use buildings that offer complementary functions as a horizontal mixed use (HMU) project. A HMU project may include apartment buildings, businesses and retail stores all located within the same development site and operating as a cohesive district.

...

“Mixed use, vertical” shall mean a project that combines different types of uses within the same building as a vertical mixed use (VMU) project. A VMU project might include a building with commercial uses on the ground floor and residential or office uses on higher floors.

...

“Residential care facility, limited” shall mean 24-hour non-medical care for six or fewer persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those services and facilities licensed by the State of California.

...

“Single room occupancy (SRO) housing” shall mean an efficiency unit that (1) is occupied as a primary residence and (2) is subject to state landlord-tenant law pursuant to chapter 2 (commencing with section 1940) of Title 5 of part 4 of division 3 of the Civil Code. The term also includes a unit in an “SRO Project” as described in Title 4 California Code of Regulations Section 10325(g)(3)(H).

...

“Supportive housing” shall mean housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (as defined by Government Code Section 65582).

...

“Target population” shall mean persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for service provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

...

“Transitional housing” shall mean a building or buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six (6) months from the beginning of the assistance (as defined by Section 50675.2 of the Health and Safety Code).

...

Amendments to Article 2, Zoning Districts

Section 10-2.500 Specific Purposes, R-1 and R-1A single-family residential zones

Section 10-2.500 Specific Purposes, R-1 and R-1A single-family residential zones shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (a) Provide residential areas to be developed exclusively for single-family dwellings, including those units used as transitional housing, supportive housing or employee housing, subject to appropriate site and design standards, consistent with the General Plan and with the standards of public health, safety, and welfare established by the Municipal Code;

Section 10-2.501 Land use regulations: R-1 and R-1A single-family residential zones.

The following uses will be added (shown as underlined text) to the table as noted below:

Classifications	R-1	R-1A	Additional Regulations See Sections:
Residential Uses			
<u>Supportive housing</u>	<u>P</u>	<u>P</u>	<u>10-2.1638</u>
<u>Transitional housing</u>	<u>P</u>	<u>P</u>	
<u>Employee housing</u>	<u>P</u>	<u>P</u>	

Section 10-2.510 Specific Purposes, R-2, R-3A, RMD, and RH multiple-family residential zones.

Section 10-2.510 Specific Purposes, R-2, R-3A, RMD, and RH multiple-family residential zones shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (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;

Section 10-2.511, Land use regulations: R-2, R-3, RMD, and RH multiple-family residential zones.

The following uses and note will be revised and added (shown as strike through and underlined text) to the table as noted below:

Classifications	R-2	R-3	R-3A	RMD	RH-1	RH-2	RH-3	Additional Regulations See Section:
Residential Uses								
<u>2-315</u> residential units on a lot*	P	P	P	P	P	P	P	10-2.1608
<u>416</u> or more residential units on a lot*	C	C	C	C	C	C	C	10-2.1608
<u>Supportive housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>10-2.1638</u>
<u>Transitional housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Employee housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	

*Maximum number of units per each Zone is established by the applicable Zone's development standards.

Section 10-2.513 Development standards: R-2 low density multiple-family residential zone

Section 10-2.513 Development standards: R-2 low density multiple-family residential zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (b) will be amended to read:

- (b) Permitted lot combinations. Two or more lots may be combined only when all of the requirements of subsections (b)(1) and), (b)(2) of this section are satisfied. ~~(This subsection is not intended to permit the combination of two or more typical or standard sized lots or to permit developments of a mass and scale inconsistent with the character of the neighborhood.)~~

~~(1) One of the following conditions exists:~~

- ~~a. One or more of the lots is less than 5,000 square feet in area, or~~
- ~~b. One or more of the lots has no legal access from a public street or alley, or~~
- ~~c. One or more of the lots is subject to other unique circumstances such as unusual lot size, shape or topography, and the combining of the lots will help achieve an improved development more consistent with the character of development in the neighborhood;~~

- (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; and
- (2) The proposed combination is brought in connection with an applications for Administrative Design Review for projects processing 15 units or fewer, or Planning Commission Design Review and a Conditional Use Permit for a development greater than 15 units consistent with the development standards applicable to the zone.

Section 10-2.514 Development standards: R-3 low density multiple-family residential zone

Section 10-2.514 Development standards: R-3 low density multiple-family residential zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (b) will be amended to read:

- (b) Permitted lot combinations. Two or more lots may be combined only when all of the requirements of subsections (b)(1) and (b)(2) of this section are satisfied.
 - ~~(1) One of the following conditions exists:~~
 - ~~a. One or more of the lots is less than 5,000 square feet in area, or~~
 - ~~b. One or more of the lots has no legal access from a public street or alley, or~~
 - ~~c. One or more of the lots is subject to other unique circumstances such as unusual lot size, shape or topography, and the combining of the lots will help achieve an improved development more consistent with the character of development in the neighborhood;~~
 - (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; and
 - (2) The proposed combination is brought in connection with an applications for Administrative Design Review Administrative Design Review for projects processing 15 units or fewer, or Planning Commission Design Review and a Conditional Use Permit for a development greater than 15 units consistent with the development standards applicable to the zone.

Section 10-2.515 Development standards: R-3a low density multiple-family residential zone

Section 10-2.515 Development standards: R-3a low density multiple-family residential zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (b) will be amended to read:

- (b) Permitted lot combinations. Two or more lots may be combined only when the following are satisfied.
 - ~~(1) The front lot line of the combined lots shall not exceed 100 feet,~~
 - (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; and
 - (2) The proposed combination is brought in connection with an applications for Administrative Design Review for projects processing 15 units or fewer, or Planning Commission Design Review and a Conditional Use Permit for a development greater than 15 units consistent with the development standards applicable to the zone.

Section 10-2.516 Development standards: RMD medium density multiple-family residential zone

Section 10-2.516 Development standards: RMD medium density multiple-family residential zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (b) will be amended to read:

- (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; and
 - (2) The proposed combination is brought in connection with application an applications for Administrative Design Review for projects processing 15 units or fewer, or Planning Commission

~~Design Review~~ and a Conditional Use Permit for a development greater than 15 units consistent with the development standards applicable to the zone.

Section 10-2.517 Development standards: RH-1 high density multiple-family residential zone.

Section 10-2.517 Development standards: RH-1 high density multiple-family residential zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (a) 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 ~~1,556~~ 1,452 square feet of lot area.

Section 10-2.518 Development standards: RH-2 high density multiple-family residential zone.

Section 10-2.518 Section 10-2.519 Development standards: RH-2 high density multiple-family residential zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (a) 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 ~~1,556~~ 1,452 square feet of lot area.

Section 10-2.519 Development standards: RH-3 high density multiple-family residential zone.

Section 10-2.519 Development standards: RH-3 high density multiple-family residential zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (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 ~~1,556~~ 1,452 square feet of lot area.
 - (2) Minimum lot area per dwelling unit. The minimum number of dwelling units permitted on a lot that is listed in Table B-2 in the 2021-2029 Housing Element shall be no less than one unit for each 2,179 square feet of lot area.

Section 10-2.530 Specific Purposes, R-MHP mobile home park zone.

Section 10-2.530 Specific Purposes, R-MHP mobile home park zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (a) Maintain and permit improvements to the existing mobile home park, 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;

Section 10-2.531, Land use regulations: R-MHP mobile home park zone.

The following uses will be added (shown as underlined text) to the table as noted below:

Classifications	R-MHP	Additional Regulations See Section:
Residential Uses		
<u>Supportive housing</u>	<u>P</u>	<u>10-2.1638</u>
<u>Transitional housing</u>	<u>P</u>	
<u>Employee housing</u>	<u>P</u>	

Section 10-2.620, Land use regulations: C-2, C-2A, and C-2B commercial zones, and C-2-PD pedestrian-oriented commercial zone.

The following uses will be added (shown as underlined text) to the table as noted below:

Classifications	C-2	C-2A	C-2B	C-2-PD	Additional Regulations See Section:
Animal sales and services:					
<u>Animal Kennels</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	

Section 10-2.622 Development Standards, C-2 commercial zone.

Section 10-2.622 Development Standards, C-2 commercial zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) paragraph (1) will be amended to read:

- (1) The floor area ratio (F.A.R.) of all buildings on a lot within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council, shall not exceed ~~0-6~~ 1.5(see definition of floor area ratio in Section 10-2.402).

Section 10-2.625 Development Standards, C-2-PD commercial zone.

Section 10-2.625 Development Standards, C-2-PD pedestrian-oriented commercial zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) paragraph (1) will be amended to read:

- (1) The floor area ratio (F.A.R.) of all buildings on a lot within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council, shall not exceed ~~0-6~~ 1.5 (see definition of floor area ratio in Section 10-2.402).

Section 10-2.640, Land use regulations: C-4, C-4A, and C-4B commercial zones, and C-4-PD pedestrian-oriented commercial zone.

The following uses will be added (shown as underlined text) to the table as noted below:

Classifications	C-4	C-4A	C-4B	C-4-PD	Additional Regulations See Section:
Other Uses					
<u>Single room occupancy housing</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>10-2.1640</u>

Section 10-2.900 Specific Purposes, MU-1, and MU-3 mixed-use zones and CR regional commercial zone.

Section 10-2.900 Specific Purposes, MU-1, and MU-3 mixed-use zones and CR regional commercial zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (a) Encourage residential uses, including those units used as transitional housing, supportive housing or employee housing, in conjunction with commercial activities in order to create an active street life, enhance the vitality of businesses, and reduce vehicular traffic;

Section 10-2.910, Land use regulations: MU-1, MU-3, MU-3A, ~~MU-3B~~, and MU-3C mixed-use zones, and CR regional commercial zone.

The following uses will be added (shown as underlined text) to the table as noted below:

Classifications	MU-1	MU-3	MU-3A MU-3B MU-3C	CR	Additional Regulations See Section:
Residential Uses					
<u>Supportive housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>10-2.1638</u>
<u>Transitional housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Employee housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Other Uses					
<u>Low barrier navigation centers</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>10-2.1636</u>

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.

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 shall be revised (shown as strike through and underlined text) as follows:

Subsection (b) will be amended to read:

- (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) 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 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 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.

Section 10-2.913 Development standards: MU-1 mixed-use zone.

Section 10-2.913 Development standards: MU-1 mixed-use zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (a) Floor area ratio. See definition of floor area ratio in Section 10-2.402.
- ~~(1)~~ Commercial uses. For projects containing only commercial uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not be less than 0.35 or exceed 0.5, ~~except within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council.~~

- a. ~~The floor area ratio (F.A.R.) of all buildings on a lot within the Artesia and Aviation Corridors Area Plan area as adopted by resolution of the City Council, shall not exceed 1.5 (see definition of floor area ratio in Section 10-2.402).~~

- (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 0.7 shall be developed for residential uses.
- b. Minimum commercial floor area. The commercial component of mixed-use projects shall have a minimum floor area ratio of 0.35.

Subsection (b) will be amended to read:

- (b) Residential density. The maximum number of dwelling units on a lot shall be no more than one unit for each ~~1,245~~ 1,452 square feet of lot area.

Section 10-2.916 Development standards: MU-3A mixed-use zone.

Section 10-2.916 Development standards: MU-3A mixed-use zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (a) Floor area ratio. (See definition of floor area ratio in Section 10-2.402.)
- (1) Commercial uses. For projects containing only commercial uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not be less than 0.35 or exceed 1.0 ~~0.5~~.
- (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 0.7 shall be developed for residential uses.
- b. Minimum commercial floor area. The commercial component of mixed-use projects shall have a minimum floor area ratio of 0.35, ~~of 0.3 multiplied by the lot area within 130 feet of the property line abutting Pacific Coast Highway.~~

Subsection (b) will be amended to read:

- (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 ~~1,245~~ 1,452 square feet of lot area.
- (2) Minimum lot area per dwelling unit. The minimum number of dwelling units permitted on a lot that is listed on Table B-2 in the 2021-2029 Housing Element shall be no less than one unit for each 2,179 square feet of lot area.

Section 10-2.917 Development standards: MU-3B mixed-use zone

Section 10-2.918 Development standards: MU-3B mixed-use zone no longer applies to any properties in the City, and shall be removed.

Section 10-2.918 Development standards: MU-3C mixed-use zone.

Section 10-2.918 Development standards: MU-3C mixed-use zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (c) will be amended to read:

(c) Floor area ratio. (See definition of floor area ratio in Section 10-2.402.)

- (1) Commercial uses. For projects containing only commercial uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not be less than 0.35 or exceed ~~1.0~~ 0.5.
- (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 0.7 shall be developed for residential uses.
 - b. Minimum commercial floor area. The commercial component of mixed-use projects shall have a minimum floor area ratio of 0.35. ~~of 0.3~~.
- (3) Residential Density. The maximum number of dwelling units permitted on a lot shall be not more than one dwelling unit for each ~~1,245~~ 1,452 square feet of lot area.

Section 10-2.919 Development standards: CR mixed-use zone.

Section 10-2.919 Development standards: CR mixed-use zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (d) will be amended to read:

- (d) Residential Density. The maximum number of dwelling units on a lot shall be one unit for each ~~1,245~~ 1,452 square feet of lot area.

Section 10-2.1012 Development standards: I-1 industrial zone.

Section 10-2.1012 Development standards: I-1 industrial zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (a) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed ~~0.7~~ 1.0 (see definition of floor area ratio in Section 10-2.402).

Section 10-2.1013 Development standards: I-1A industrial zone.

Section 10-2.1013 Development standards: I-1A industrial zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (a) The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed ~~1.0~~ 0.7, except that the F.A.R. may be increased to a maximum of 1.0 on individual lots subject to the approval of a development agreement containing provisions limiting the cumulative floor area ratio of all parcels in the zone to a maximum of ~~0.7~~. (See definition of floor area ratio in Section 10-2.402).

Section 10-2.1014 Development standards: I-1B industrial zone.

Section 10-2.1014 Development standards: I-1B industrial zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (b) will be amended to read:

- (b) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed ~~0.7~~ 1.0 (see definition of floor area ratio in Section 10-2.402).

Section 10-2.1022 Development standards: IC-1 industrial-commercial zone.

Section 10-2.1022 Development standards: IC-1 industrial zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (c) will be amended to read:

- (c) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed ~~0.7~~ 1.0 (see definition of floor area ratio in Section 10-2.402).

Section 10-2.1117 Development standards: P-PRO Parks, recreation, and open space zone.

Section 10-2.1117 Development standards: -PRO Parks, recreation, and open space zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (a) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed ~~0.25~~ 0.20 (see definition of floor area ratio in Section 10-2.402).

Division 14 (AHO) Affordable Housing Overlay Zone

Division 14 (AHO) Affordable Housing Overlay Zone shall be added (shown as underlined text) to Article 2, Zoning Districts:

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:

- (b) 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
- (c) Promote the public good by incentivizing the development of housing affordable to lower income households.
- (d) Satisfy the City’s RHNA obligation consistent with the City’s Housing Element and State law.
- (e) Set the minimum density for any residential or mixed-use project that includes residential uses within the AHO Zone.
- (f) 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.
- (g) 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 qualify 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%.

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	190 th Street	FedEx	
<u>Residential Uses</u>							
<u>Multi-family residential</u>	P	P	P	P	P	P	<u>10-2.1440(a)/ 10-2.1608</u>
<u>Family day care homes</u>	P	P	P	P	P	P	
<u>Family day care home, small</u>	P	P	P	P	P	P	
<u>Family day care home, large</u>	P	P	P	P	P	P	
<u>Residential care facilities, limited</u>	P	P	P	P	P	P	
<u>Senior housing</u>	P	P	P	P	P	P	<u>10-2.1624</u>
<u>Supportive housing</u>	P	P	P	P	P	P	<u>10-2.1638</u>
<u>Transitional housing</u>	P	P	P	P	P	P	
<u>Employee housing</u>	P	P	P	P	P	P	
<u>Commercial Uses</u>							
<u>Home Occupations</u>	P	P	P	P	P	P	<u>10-2.1440(a)</u>
<u>Other Uses</u>							
<u>Parking lots</u>	C	C	C	C	C	C	<u>10-2.1440(a)</u>
<u>Parking structures</u>	C	C	C	C	C	C	<u>10-2.1440(a)</u>
<u>Public Open Space</u>	P	P	P	P	P	P	<u>10-2.1440(a)</u>
<u>Low Barrier Navigation Centers</u>	P	P	P	P (C-4 only)	P	P	<u>10-2.1636</u>

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)
<u>North Tech</u>	<u>8.0</u>	<u>792</u>	<u>440</u>
<u>Kingsdale</u>	<u>2.4</u>	<u>792</u>	<u>132</u>
<u>South of Transit Center</u>	<u>6.2</u>	<u>792</u>	<u>341</u>
<u>190th Street</u>	<u>7.9</u>	<u>792</u>	<u>434</u>
<u>South Bay Marketplace</u>	<u>17.2</u>	<u>792</u>	<u>946</u>
<u>FedEx</u>	<u>1.8</u>	<u>792</u>	<u>99</u>

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

Division 14 (AHO) Affordable Housing Overlay Zone shall be added (shown as underlined text) to Article 2, Zoning Districts:

Section 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 non-residential 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 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

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.

- (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 §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.

Regional Commercial (CR)

- (2) Residential uses shall not be permitted in the underlying (CR) Regional Commercial zones, 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).
- (3) Industrial uses that support smaller, technology and incubator spaces, are permitted.

Industrial (I-2)

- (4) "Manufacturing and fabrication" uses with a conditional use permit.
- (5) "Construction-related uses" are prohibited.
- (6) "Wholesaling/distribution/storage" are prohibited.

- (7) "Motor vehicle-related uses" are prohibited
 - (8) "Recycling facilities" are prohibited.
 - (9) "Truck terminals" are prohibited.
 - (10) "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.
 - (11) "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.
 - (12) Industrial uses that support smaller, technology and incubator spaces, are permitted.
- Industrial (IC-1)**
- (13) "Manufacturing and fabrication" uses with a conditional use permit.
 - (14) "Construction-related uses" are prohibited.
 - (15) "Wholesaling/distribution/storage" are prohibited.
 - (16) "Motor vehicle-related uses" are prohibited.
 - (17) "Recycling facilities" are prohibited.
 - (18) "Truck terminals" are prohibited.
 - (19) "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.
 - (20) "Vehicle sales and services" uses are prohibited.
 - (21) Industrial uses that support smaller, technology and incubator spaces, are permitted.

Section 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 4, Special Use Regulations

Section 10-2.1608 Condominiums

Section 10-2.1608, Condominiums shall be revised (shown as strike through and underlined text) to allow projects with up to 15 units be permitted administratively:

Subsection (c) will be amended to read:

- (c) Conditional use permits and design review required.
 - (1) No condominium containing ~~four~~ sixteen or more units shall be established unless a Conditional Use Permit is obtained pursuant to Section 10-2.2506 of this chapter.
 - (2) Condominiums containing ~~four~~ sixteen or more units shall be subject to Planning Commission Design Review pursuant to Section 10-2.2502.
 - (3) Condominiums containing two to ~~three~~ fifteen units shall be subject to Administrative Design Review pursuant to Section 10-2.2500.

Section 10-2.1636 Low Barrier Navigation Centers.

Section 10-2.1636 Low Barrier Navigation Centers shall be added (shown as underlined text) to Article 4, Special Use Regulations:

Section 10-2.1636 Low Barrier Navigation Centers.

- (a) Purpose and Intent. The purpose of this Section is to establish development standards for low barrier navigation centers and to ensure this use is constructed and operated in a manner that is consistent with the requirements and allowances of State law, specifically Article 12 of Chapter 3 of Division 1 of Planning and Zoning Law commencing with California Government Code Section 65660.
- (a) Applicability. The provisions of this section shall apply to all low-barrier navigation center projects. Low-barrier navigation centers are allowed by-right (not subject to a discretionary permit or approval) in areas zoned for mixed-use and nonresidential zones permitting multifamily uses, including areas with the affordable housing overlay zone. Low barrier navigation centers must meet the following requirements:
 - (1) Connected Services. It offers services to connect people to permanent housing through a services plan that identifies services staffing.
 - (2) Coordinated Entry System. It is linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing. "Coordinated entry system" means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.
 - (3) Code Compliant. It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.
 - (4) Homeless Management Information System. It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System, as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

Section 10-2.1638 Supportive Housing.

Section 10-2.1638 Supportive Housing shall be added (shown as underlined text) to Article 4, Special Use Regulations:

Section 10-2.1638 Supportive Housing.

- (a) Purpose and Intent. The purpose of this section is to ensure that housing development projects that meet the definition of supportive housing as defined in California Government Code Section 65650 et seq. are reviewed and processed ministerially pursuant to California Government Code Section 65583(c)(3).
- (b) Applicability. The provisions of this chapter shall apply to all supportive housing projects meeting the requirements of California Government Code Section 65650 et seq.
- (c) Projects allowed by-right. Supportive housing shall be a use by right, subject to administrative design review, in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed development satisfies all of the following requirements:
 - (1) The development is within a mixed-use zone, AHO zone, or multi-family residential zone.
 - (2) Units within the development are subject to a recorded affordability restriction for 55 years.
 - (3) One hundred percent of the units, excluding the manager unit(s), within the development are dedicated to lower income households and are receiving public funding to ensure affordability of the housing to lower income Californians.
 - (4) At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding manager unit(s), in the development shall be restricted to residents in supportive housing.
 - (5) Non-residential floor area shall be used for on-site supportive services in the following amounts:
 - A. For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services.
 - B. For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.
 - (6) The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in State Density Bonus Law (California Government Code Section 65915(c)(3)(C)).
 - (7) Units within the development, excluding manager unit(s), include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.
- (d) Development and Operational Standards. Supportive housing projects shall comply with all the following standards:
 - (1) The project shall comply with applicable Objective Residential Standards, and development standards or policies also required of multifamily developments in the same zone. Supportive housing projects in nonresidential zones where housing is permitted by State law, shall comply with the development standards applicable to the multifamily zone consistent with the density for the project.
 - (2) The applicant shall submit a plan for providing supportive services, to include all the following items:
 - a. Documentation that supportive services will be provided on-site.
 - b. The name of the proposed entities that will provide supportive services.
 - c. The proposed funding sources for the services provided.

d. Proposed staffing levels.

- (3) No minimum parking requirements shall be required for the units occupied by supportive housing residents for projects located within one-half mile of a public transit stop.

Section 10-2.1640 Single Room Occupancy (SRO) Housing.

Section 10-2.1640 1640 Single Room Occupancy (SRO) Housing shall be added (shown as underlined text) to Article 4, Special Use Regulations:

Section 10-2.1640 Single Room Occupancy Housing.

- (a) Purpose and Intent. The purpose of this section is to regulate the development and operation of single room occupancy (SRO) housing. Single room occupancy (SRO) units provide housing opportunities for lower-income individuals, persons with disabilities, seniors, and formerly homeless individuals.
- (b) Applicability. The provisions of this chapter shall apply to all SRO housing projects.
- (c) Permit required. An SRO housing facility may be approved via a conditional use permit in the following zoning districts:
- (1) C-4 commercial zones
 - (2) C-4A commercial zones
 - (3) C-4B commercial zones
 - (4) C-4-PD pedestrian-oriented commercial zones
- (d) Relationship to underlying zone. In zoning districts which allow SRO housing with the issuance of a conditional use permit, the regulations contained herein shall be considered additional to those of the underlying zoning district. The provisions of this chapter shall prevail in the event of a conflict with the underlying zoning district regulations.
- (e) Development and Operational Standards. SRO housing projects shall comply with all of the following standards:
- (1) SRO Units. The following standards apply to single room occupancy units.
 - a. Unit Size. The minimum size of a unit shall be two hundred (200) square feet, the maximum size of a unit shall be five hundred (500) square feet.
 - b. Bathroom Facilities. An SRO unit is not required to, but may contain, partial or full bathroom facilities. A partial bathroom facility shall have at least a toilet and sink; a full facility shall have a toilet, sink, and bathtub, shower, or bathtub/shower combination. If a full bathroom facility is not provided, common bathroom facilities shall be provided in accordance with California Building Code for congregate residences with at least one full bathroom per every three units on a floor.
 - c. Kitchen. An SRO unit may contain partial or full kitchen facilities. A full kitchen includes a sink, a refrigerator, and a stove, range top, or oven. A partial kitchen is missing at least one of these appliances. If a full kitchen is not provided, common kitchen facilities shall be provided with at least one full kitchen per floor.
 - d. Closet. Each SRO shall have a separate closet with at least four (4) square feet of closet space with an unobstructed height of at least five feet for use by the occupant.
 - e. Access. Exterior doors and windows accessible from outside the SRO unit must have working locks for privacy. The occupant must be able to access the unit without going through any other unit. Each unit must have immediate access to two or more means

of exit from the building appropriately marked and leading to safe and open space at ground level.

- f. Code Compliance. All SRO units shall comply with all requirements of the California Building Code.

(2) SRO Facilities. The following standards apply to single room occupancy buildings.

- a. Density. A single room occupancy facility is not required to meet density standards of the general plan.
- b. Common Area. Four square feet of interior common space per unit shall be provided, with at least two hundred (200) square feet in area of interior common space, excluding janitorial storage, laundry facilities, and common hallways. All common areas shall comply with all applicable ADA accessibility and adaptability requirements.
- c. Bathroom Facilities. If private bathing facilities are not provided for each unit, shared shower or bathtub facilities shall be provided in accordance with the most recent edition of the California Building Code for congregate residences with at least one full bathroom (including toilets, sinks, and bathing facilities) per every three units on a floor. The shared shower or bathtub facility shall be accessible from a common area or hallway. Each shared shower or bathtub facility shall be provided with an interior lockable door.
- d. Laundry Facilities. Laundry facilities shall be provided in a separate room at the ratio of one washer and dryer for every ten (10) units.
- e. Cleaning Supply Room. A cleaning supply room or utility closet with a wash tub with hot and cold running water shall be provided on each floor of the SRO facility.
- f. Management Plan. A management plan shall be submitted with the development application for an SRO facility and shall be approved by the community development director or his/her assigned. The management plan must address management and operation of the facility, rental procedures, safety and security of the residents and building maintenance.
- g. Facility Management. An SRO facility with ten (10) or more units shall have an on-site manager. An SRO facility with less than ten (10) units shall provide a management office on-site.
- h. Parking. Parking shall be provided for an SRO facility at a rate of one parking space per unit plus an additional space for the on-site manager.
- i. Accessibility. All SRO facilities shall comply with all applicable ADA accessibility and adaptability requirements.
- j. Existing Structures. An existing structure may be converted to an SRO facility, consistent with the provisions of this section.

Amendments to Article 5, Parking Regulations

Section 10-2.1704 Residential parking standards

Section 10-2.1704 Residential parking standards will be revised (shown as strike through and underlined text) as follows:

Subsection (a) paragraph (2) will be amended to read:

- (2) Multiple-family dwellings. Multiple-family dwellings on the same lot shall provide parking spaces for each dwelling unit based on the size of each unit as follows: 1 parking space for each

studio/0-bedroom unit, 1.5 parking space for each 1-bedroom unit, and 2 parking spaces for each unit with two or more bedrooms. a minimum of two parking spaces for each dwelling unit, of which at least one space per dwelling unit shall be within an enclosed private or common parking garage.

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

Section 10-2.1706 Commercial, industrial, and other nonresidential parking standards will be revised (shown as strike through and underlined text) as follows:

Use	Spaces Required
Emergency shelters:	<u>One space for each 250 square foot of gross floor area. One parking space per employee on site at the same time.</u>
SRO facility:	<u>One parking space per unit plus an additional space for the on-site manager.</u>

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) Nonconforming commercial uses in areas designated as residential in the general plan 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 uses in areas designated as residential 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.

Amendments to Article 9, Density Bonuses

Existing language in Article 9 (Sections 10-2.2100 – 10-2.2112), Density Bonuses will be repealed and replaced (replacement language is shown as underlined text) with the following:

Section 10-2.2100 Purpose

The purpose of this Section is to encourage the development of affordable housing in accordance with State law. State Density Bonus Law, codified in Government Code Section 65915, et seq., provides that a local government shall grant affordable housing benefits as defined in paragraph 2102 of this section, if requested by the applicant and consistent with the applicable requirements of this section, to a developer of a qualified housing development. This “Article” establishes the procedural process to implement State Density Bonus Law.

Section 10-2.2101 State law incorporated.

The provisions of this Chapter are intended to comply with State Density Bonus Law. In the event that any provision of this Chapter conflicts with Government Code Section 65915 or any related State law(s), the State law(s) shall apply.

Section 10-2.2102 Definitions.

The definition of terms shall be as provided in Government Code Section 65915, et seq. In addition, the following definitions shall control over any conflicting definitions in other Sections of the Redondo Beach Municipal Code. State law definitions, as they may be amended from time to time, control over the definitions in this section.

- (a) “Affordable Housing Benefits” means one or more the of the following, as defined in Government Code Section 65915:
- a. A density bonus;
 - b. An incentive or concession;
 - c. A development standard waiver or modification; and
 - d. A parking standard modification.
- (b) “Applicant” means the applicant or permittee of a Qualified Housing Development and its assignees or successors in interest.
- (c) “Director” means the City’s Community Development Director or designee.
- (d) “Qualified Housing Development” means a housing development that meets the threshold eligibility for Affordable Housing Benefits, as identified in Government Code Section 65915.

Section 10-2.2103 Target Rents and Mortgage Payments.

Target rents and Mortgage payments shall be as provided in Government Code Section 65915.

Section 10-2.2104 Affordability Requirements and Construction of Affordable Units.

- (a) The affordability requirements shall be as provided in Government Code Section 65915.
- (b) The affordable units that qualify the project as a Qualified Housing Development must be constructed concurrently with or prior to the construction of any market rate units.

Section 10-2.2104 Application Required.

An applicant seeking any Affordable Housing Benefits under this Article must comply with all of the following:

- (a) The applicant shall file an application for a Density Bonus Permit on a form approved by the Director concurrently with the applications for any other land use permits or approvals that may be required for the project.
- (b) The applicant shall enter into an agreement with the City pursuant to Section 10-2.2108, to maintain and enforce the affordable housing component of the housing development.
- (c) Contents of Application. The application for a Density Bonus Permit shall include the following information:
 - (1) A description of the project, including the gross acreage of the parcel(s), the total number of proposed dwelling units, the number of affordable units and level of affordability for each affordable unit proposed to be included in the project, and the location, design, and phasing of all units;
 - (2) A breakdown of the current and proposed general plan and zoning designations, and the maximum allowable residential density (as defined in State law);
 - (3) In applications involving the donation of land and/or childcare facilities, the location of such land and/or facilities and a detailed description of compliance with the conditions and definitions in State law;
 - (4) A calculation of the density bonus allowed pursuant to State law, including the percentage of density bonus, percentage of income-restricted units, and number of density bonus units being proposed over and above the maximum allowable residential density;
 - (5) A description of the incentives or concessions requested (if any), including a detailed explanation as to how the request will enable the applicant to provide housing at the target rents or mortgage payments;
 - (6) A description of the waivers or reductions of development standards requested (if any), including identification of each specific development standard from which the applicant seeks to deviate and a detailed explanation as to how the application of the development standard would physically preclude the development of a development meeting the eligibility criteria at the densities or with the concessions or incentives permitted by State law;
 - (7) The proposed method of ensuring the continued affordability of all income-restricted units, for the applicable time period(s) in State law;
 - (8) Other relevant information as required by State law; and
 - (9) Other information identified on the City’s application form that may be required to ensure compliance with State law.
- (d) An application for a Density Bonus permit will not be processed until it complies with all of the provisions of this Section as determined by the Director and shall be processed concurrently with other required entitlements for the project. Prior to the submittal of an application for a Qualified Housing Development, an applicant may submit to the Director a preliminary proposal for Affordable Housing Benefits.
- (e) Approval of a Density Bonus permit shall be at the same level as the planning entitlement action for the project with the highest requirement.

Section 10-2.2105 Review of Requested Affordable Housing Benefits

- (a) The City shall grant a density bonus to a Qualified Housing Development in the amount specified by Government Code Section 65915.

- (b) If requested, the City shall grant a parking ratio reduction to a Qualified Housing Development in accordance with the requirements of Government Code Section 65915.
- (c) The City shall grant the specific concession(s) or incentive(s) requested by the Applicant, unless it makes any of the relevant written findings stated in Government Code Section 65915(d). Senior citizen housing developments that qualify for a density bonus shall not receive any incentives or concessions, unless Government Code Section 65915 is amended, to specifically require that local agencies grant incentives or concessions for senior citizen housing developments.
- (d) The City shall grant a requested waiver or reduction of a development standard, unless it finds that:
 - (1) The application of the development standard does not have the effect of physically precluding the construction of a housing development at the density allowed by the density bonus and with the incentives or concessions granted to the applicant;
 - (2) The waiver or reduction of the development standard would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact;
 - (3) The waiver or reduction of the development standard would have an adverse impact on any real property that is listed in the California Register of Historical Resources; or
 - (4) The waiver or reduction of the development standard would be contrary to state or federal law.
- (e) The granting of any Affordable Housing Benefit shall not be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval;
- (f) This Section does not limit or require the provision of direct financial incentives for the housing development, including the provision of publicly owned land, by the City or the waiver of fees or dedication requirement, except as otherwise provided by State law.

Section 10-2.2106 Appeals

- (a) If the decision to approve or deny an application for an Affordable Housing Benefit is made by the Director of Planning Commission, any person may appeal the decision. The appeal shall be in writing, state the grounds for appeal, and shall be filed with the City Clerk including the applicable fee, within 15 calendar days of the date of the mailing of the Director's decision or Commission hearing date. The decision of the City Council shall be final.
- (b) If the decision to approve or deny an application for an Affordable Housing Benefit is made by the Director or his/her assigned, then an appeal may be filed with the Planning Commission. If the decision is made by Planning Commission, then an appeal may be filed to the City Council.
- (c) Notwithstanding the provisions of Section 10-2.2108, if the determination of the underlying application for the Qualified Housing Development is also appealed along with the decision of the Affordable Housing Benefit, then the entire project shall be controlled by the appeal procedures applicable to the underlying application.

Section 10-2.2108, Affordable Housing Agreement and Equity Sharing Agreement

A building permit for a Qualified Housing Development shall only be issued if and when the Applicant, or its designee, enters into an affordable housing agreement and, if applicable, an equity sharing agreement, with the City or its designee pursuant to, in compliance with, and to implement this Section and State law. The agreements shall be in the form approved by the City which shall contain terms and conditions mandated by, or necessary to implement, State law and this Article. The Director may designate a qualified administrator or entity to administer the provisions of this section on behalf of the City. The affordable housing agreement shall be recorded prior to, or concurrently with, final map recordation or, where the Qualified Housing Development does not include a map, prior to issuance of a building permit for any structure on the site. The Director is hereby authorized to enter into

the agreements authorized by this section on behalf of the City upon approval of the agreements by City Attorney for legal form and sufficiency.

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 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.

Subsection (b), paragraph (7) will be amended to read:

- (7) The project shall comply with the Objective Residential Standards adopted by resolution of the City Council. If there is a conflict between "Criteria" (1) through (6) with the Objective Residential Standards, the Objective Residential Standards shall prevail.

Subsection (e) will be amended to read:

- (e) Notice of pending decision. Notice of a pending decision by the Planning Community Development Director or his/her assigned shall be given as follows for all non-residential development under subsection (a)(9) and for new multiple-family developments. For purposes of this section, new multiple-family developments shall mean development of two or three dwelling units on a vacant lot or in conjunction with demolition of 50% or more of the total floor area of existing development on the lot. New development shall not include an "accessory dwelling unit" as defined in Section 10-2.402.
 - (1) By mailing a written notice thereof, not less than 10 working days prior to the date of pending approval to the applicant, to the owner of the subject property and to the owners of properties within 300 feet of the exterior boundary of the subject property or properties; such notices shall be sent by first class mail, with postage prepaid, using the addresses from the last adopted tax roll, if available;
 - (2) By posting such notice in at least one prominent place on or about each parcel which is the subject of the proposed action, or upon utility poles or sticks along or about the street line of such parcel; and
 - (3) The content of the notice of pending decision for an Administrative Design Review shall contain the following information:
 - a. The date of filing of the application and the name of the applicant,
 - b. The file number assigned to the application,
 - c. A description of the proposed development and its location,
 - d. The date at which the application is expected to be approved, and
 - e. A statement that revisions to the proposed project will be considered by the Planning Community Development Director or his/her assigned upon the written request of any person provided that such written request is received by the Planning Community Development Director or his/her assigned within 10 working days from the date of sending the notice.

Subsection (f) will be amended to read:

- (f) Decision on application. The Planning Community Development Director or his/her assigned shall review the application and shall approve, approve with conditions, or deny the application. Projects meeting the requirements of Section 10-2.2500 (a)(9) or (10) shall be approved if found in compliance with the applicable objective standards per Criteria (7).
 - (1) If the decision of the Planning Community Development Director or his/her assigned is to approve the application, an approval stamp shall be affixed to the plans.
 - (2) If the approval requires conditions, the conditions will be made part of the approved plans.
 - (3) If the project requires a notice of pending decision pursuant to subsection (e) of this section, no decision will be made until completion of the deadline for written requests for revisions. If no written request for revisions is received, the Planning Community Development Director or his/her assigned shall make a decision pursuant to this subsection. If a written request for revisions has been received prior to the deadline, notice of the decision shall be mailed by first

class mail within seven days of the decision to the applicant and the person that provided the written request for revisions to the proposed project.

- (4) If the decision of the ~~Planning Community Development~~ Director or his/her assigned is to deny the application, the decision shall be in writing and shall recite the failure to meet the criteria upon which the decision is based. Where the decision is to deny the application, notice of the decision shall be mailed to the applicant by first class mail within seven days of the decision.

Subsection (i) will be amended as follows – there are no changes to paragraphs (1) through (3):

- (i) Notice of public hearing before the Planning Commission. Notice of public hearing before the Planning Commission to consider an appeal of the decision of the ~~Planning Community Development~~ Director or his/her assigned shall be given as follows:

Subsection (m) will be amended as follows:

- (m) Expiration. An approval subject to Administrative Design Review shall become null and void unless vested within 36 months after the date of the approval. Such time limits may be extended by the ~~Planning Community Development~~ Director or his/her assigned upon the written request of the applicant and the presentation of proof of an unusual hardship not of the applicant's own making. If an established time limit for development expires, and no extension has been granted, the approval, and all rights and privileges established therein, shall be considered null and void.

Subsection (n) will be amended as follows – there are no changes to paragraphs (1) through (7):

- (n) Revocation. After notice to the applicant and subject to appeal to the Planning Commission, the ~~Planning Community Development~~ Director or his/her assigned may revoke or modify any Administrative Design Review approval issued on one or more of the following grounds:

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)(1)(b) will be amended to read:

- b. Any new multi-family residential development containing ~~four sixteen~~ or more units on any lot and/or any new multi-family residential development ~~on a project site involving more than two residential lots~~ that do not meet the requirements of Section 10-2.2500(a).

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 projects as defined in Division 14 that meet the requirements of Section 10-2.2500 (a).

New Section 10-2.2522 Reasonable Accommodation.

Section 10-2.2522 Reasonable Accommodation shall be added (shown as underlined text) to Article 12, Procedures:

Section 10-2.2522 Reasonable Accommodation.

- (a) Purpose and Intent. It is the purpose of this chapter, in compliance with the fair housing laws, to provide a procedure to evaluate requests for reasonable accommodation related to specific applications of the zoning law in order to ensure that no person is discriminated against because of race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income, or ancestry, as required by federal and/or State law, by being denied an equal opportunity to use and enjoy their dwelling and to authorize the application of exceptions to the city's zoning law and land development standards, if warranted.

(b) Application

- (1) Any person, business, or organization may submit an application for reasonable accommodation to the city's residential development standards by submitting an application to the city's Community Development Director, or his or her designee, on a form provided by the city.
- (2) The following information shall be provided in the application:
 - a. The applicant's name, mailing address and daytime phone number(s) (and/or representatives) if so applicable;
 - b. Notarized written consent of the owner of the subject property if the applicant is not the owner;
 - c. The address of the property for which the request is being made;
 - d. The specific zoning code, law, regulation, procedure or policy of the city from which relief is sought;
 - e. An explanation of why the specified zoning code, law, regulation, procedure or policy is preventing, or will prevent, the applicant's use and enjoyment of the subject property;
 - f. The nature of the accommodation requested;
 - g. A site plan or illustrative drawing showing the proposed accommodation; and
 - h. The basis for the claim that the fair housing laws consider the applicant as protected (applicant should submit a letter from a medical doctor, handicap license, or other similar supportive evidence).

(c) Filing and Appeal Fees

- (1) A filing fee or an appeal fee, as applicable and in the amounts established by city council resolution, shall be paid at the time of the filing of an application or at the time of filing an appeal pursuant to this chapter.
- (2) If an applicant requires assistance in completing the application, the city shall provide reasonable assistance to ensure that the application process is accessible to the applicant.

(d) Determination of application

- (1) The request for reasonable accommodation shall be considered by the Community Development Director, who may deny, approve or conditionally approve the request.

(e) Findings

- (1) The following findings shall be made, and the Community Development Director shall approve an application upon a showing of all of the following:
 - a. The person who will use the subject property is protected under the fair housing laws;
 - b. The requested exception to the zoning code, law, regulation, procedure or policy is necessary to make specific housing available to persons occupying the subject property;
 - c. The requested accommodation will not impose an undue financial or administrative burden on the city; and
 - d. The requested accommodation will not require a fundamental alteration of the city's zoning or building laws, policies and/or procedures.

(f) Notice of decision

- (1) Within thirty (30) days after acceptance of a complete application for reasonable accommodation the Community Development Director, shall provide the applicant with written notification of the decision regarding the request, including any reasonable conditions.

(g) Appeal

- (1) Appeal of decision of the Community Development Director. Within ten (10) days of the date of any decision made pursuant to this section, any person aggrieved or affected by a decision of the Community Development Director in granting or denying a request for reasonable accommodation may appeal the decision to the Planning Commission.
- (2) Appeal of decision of the Planning Commission. Within ten (10) days of the date of any decision made pursuant to this section, any person aggrieved or affected by a decision of the Planning Commission in granting or denying a request for reasonable accommodation may appeal the decision to the City Council and no further.

NEW Article 13, Housing Replacement Obligations and Occupant Protections Required for New Development Projects

A new Article 13 shall be added to Chapter 2 (shown as underlined text) to address for replacement housing required by State law:

Article 13, Housing Replacement Obligations and Occupant Protections Required for New Development Projects

Section 10-2.2600 Purpose

The purpose of this Section is to require housing replacement consistent with State Housing Law including Government Code Sections 66300.5-66300.6 and 65583.2(g)(3). This “Article” implements the provisions of those statutes.

Section 10-2.2601 State law consistency

The provisions of this Article are intended to comply with Government Code Sections 66300.5 et. seq and 65583 et. seq and related State laws. In the event that any provision of this Article conflicts with Sections 66300.5-66300.6 and 65583.2(g)(3) or any related State laws, the State law(s) shall apply.

Section 10-2.2602 Definitions

The definition of terms shall be as provided in Government Code Section 66300.5. In addition, the following definitions shall control over any conflicting definitions in other sections of the Redondo Beach Municipal Code. State law definitions, as they may be amended from time to time, control over the definitions in this section.

- (a) **Complete application.** refers to a complete application pursuant to Section 65943 of the California Government Code.
- (b) **Housing development project.** shall have the same meaning as defined in paragraph (3) of subdivision (b) of Section 65905.5 of the California Government Code,
- (c) **Protected units.** has the same meaning as set forth in California Government Code Section 66300.5.

Section 10-2.2603 Applicability

- (a) Unless otherwise required by Government Code Section 66300 et seq. or another provision of State law, this article shall apply only to housing development projects that submit a preliminary application prior to January 1, 2030, or a complete application prior to January 1, 2034. This article shall not apply to a housing development project that submitted a complete application to the City before January 1, 2020.

- (b) For any development project that does not fall within paragraph (a), and unless otherwise required by Government Code Section 66300 et seq. or another provision of State law, this article shall apply if the applicant submits a complete application for planning entitlements and/or a building permit (if no planning entitlements are required), along with any associated submittal fee, on or after January 1, 2024 but before January 1, 2030

Section 10-2.2604 Replacement Obligations and Occupant Protections Required for New Development Projects

- (a) The City shall not approve any land use entitlement or issue a building permit for a housing development project that will require the demolition of one or more residential dwelling units unless the project will create at least as many residential dwelling units as will be demolished.
- (b) The City shall not approve any land use entitlement or issue a building permit for a development project that will require the demolition of occupied or vacant protected units, or where protected units were demolished after January 1, 2020, unless the housing development project meets all of the requirements of California Government Code Sections 66300.6 and 65583.2(g)(3).
- (c) Housing development projects must replace the units on site. Replacement units for non-residential projects may be located on a site other than the project site but shall be located within the same jurisdiction and the applicant may contract with another entity to develop the required replacement housing.

Section 10-2.2606 Sunset Provision

- (a) This article shall remain in effect only until January 1, 2034, and as of that date is repealed.
- (b) A development project that submits a preliminary application pursuant to Section 65941.1 of the California Government Code before January 1, 2030, remains subject to this article after January 1, 2030.

The Planning Commission recommends that the City Council adopt amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 5 Coastal Land Use Plan Implementing Ordinance inclusive of the proposed Zoning Map included as a "Link" within this "Exhibit E". Below the "Link" are the Planning Commissions recommended Zoning Ordinance for the Coastal Zone amendments. Additional Planning Commission recommended changes to the Zoning Ordinance for the Coastal Zone amendments within this "Exhibit E" are included in Planning Commission RESOLUTION NO. 2024--PCR-*****

September 2024 Draft Zoning Map with "Current Zoning", "Proposed Zoning", and "Current Zoning Areas of Change" ([Download Documents Here](#))

Proposed Amendments to Title 10, Chapter 5 of the Municipal Code.

Amendments to Chapter 5, Coastal Land Use Plan Implementing Ordinance

Amendments to Article 1, General Provisions

Section 10-5.300, Designation of Zones:

The following text will be revised (shown as strike through and underlined text) as follows:

Subsection (b) paragraph (1) will be amended to read:

(b) Commercial.

(1) C-2 and CN Commercial Zones: C-2, C-2A, C-2B, and C-2-PD.

Subsection (c) will be amended to read:

(c) Mixed Use.

(1) MU-~~21~~ Mixed Use Zone: MU-1A.

(2) MU-3 Mixed Use Zones: MU-3, ~~MU-3B~~ and MU-3C.

Section 10-5.402, Definitions:

The following definitions will be added to or revised (shown as strike through and underlined text) within Section 10-5.402, Definitions:

...

"Employee housing" shall mean qualified employee housing providing accommodation for six or fewer employees, pursuant to the Health and Safety Code Section 17021.5(b).

...

"Family" shall mean an individual or two or more persons, related by blood, marriage, or adoption, or a group of not more than five persons, excluding servants, who need not blood, marriage, or adoption, living together in a living together in a dwelling unit, with common access to and common use of all living, kitchen, and eating areas within a dwelling unit, but not including limited residential care facilities.

...

"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 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.

...

"Household" shall mean a family living together in a single dwelling unit, with a common access to, and common use of, all living and eating areas and all areas and facilities for the preparation and storage of food within the dwelling unit all the people who occupy a housing unit. A household includes all related and unrelated people, who share the dwelling unit. A person living alone in a dwelling unit, or a group of unrelated people sharing a dwelling unit are also counted as a household.

...

"Household, lower income" shall mean a household making up to 80 percent of the area median income (AMI) as defined by the California Department of Housing and Community Development (HCD).

...

"Low barrier navigation center" shall mean a housing first, low barrier, temporary, service-enriched shelter focused on helping homeless individuals and families to quickly obtain permanent housing. Low barrier includes best practices to reduce barriers to entry, such as allowing partners, pets, storage of personal items, and privacy.

...

"Mixed Use, Horizontal" shall mean a project that combines different types of uses within multiple single-use buildings that offer complementary functions as a horizontal mixed use (HMU) project. A HMU project may include apartment buildings, businesses and retail stores all located within the same development site and operating as a cohesive district.

...

"Mixed Use, Vertical" shall mean a project that combines different types of uses within the same building as a vertical mixed use (VMU) project. A VMU project might include a building with commercial uses on the ground floor and residential or office uses on higher floors.

...

"Residential care facility, limited" shall mean 24-hour non-medical care for six or fewer persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. ~~This classification includes only those services and facilities licensed by the State of California.~~

...

"Single room occupancy (SRO) housing" shall mean an efficiency unit that (1) is occupied as a primary residence and (2) is subject to state landlord-tenant law pursuant to chapter 2 (commencing with section 1940) of Title 5 of part 4 of division 3 of the Civil Code. The term also includes a unit in an "SRO Project" as described in Title 4 California Code of Regulations Section 10325(g)(3)(H).

...

"Supportive housing" shall mean housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (as defined by Government Code Section 65582).

...

"Target population" shall mean persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for service provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

...

"Transitional housing" shall mean a building or buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six (6) months from the beginning of the assistance (as defined by Section 50675.2 of the Health and Safety Code).

...

Amendments to Article 2, Zoning Districts

Section 10-5.500 Specific Purposes, R-1 and R-1A single-family residential zones

Section 10-5.500 Specific Purposes, R-1 and R-1A single-family residential zones shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (a) Provide residential areas to be developed exclusively for single-family dwellings, including those units used as transitional housing, supportive housing or employee housing, subject to appropriate site and design standards, consistent with the Coastal Land Use Plan and with the standards of public health, safety, and welfare established by the Municipal Code;

Section 10-5.501 Land use regulations: R-1 and R-1A single-family residential zones.

The following uses will be added (shown as underlined text) to the table as noted below:

Classifications	R-1	R-1A	Additional Regulations See Sections:
Residential Uses			
<u>Supportive housing</u>	<u>P</u>	<u>P</u>	<u>10-5.1638</u>
<u>Transitional housing</u>	<u>P</u>	<u>P</u>	

Employee housing	<u>P</u>	<u>P</u>	
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Section 10-5.510 Specific Purposes, R-2, R-3A, RMD, and RH multiple-family residential zones.

Section 10-5.510 Specific Purposes, R-2, R-3A, RMD, and RH multiple-family residential zones shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (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 Coastal Land Use Plan, and with the standards of public health, safety, and welfare established by the Municipal Code;

Section 10-5.511, Land use regulations: R-2, R-3, RMD, and RH multiple-family residential zones.

The following uses and note will be revised and added (shown as strike through and underlined text) to the table as noted below:

Classifications	R-2	R-3	R-3A	RMD	RH-1	RH-2	RH-3	Additional Regulations See Section:
Residential Uses								
2-3 <u>15</u> residential units on a lot*	P	P	P	P	P	P	P	10-5.1608
4 <u>16</u> or more residential units on a lot*	C	C	C	C	C	C	C	10-5.1608
<u>Supportive housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>10-5.1638</u>
<u>Transitional housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Employee housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	

*Maximum number of units per each Zone is established by the applicable Zone's development standards.

Section 10-5.513 Development standards: R-2 low density multiple-family residential zone

Section 10-5.513 Development standards: R-2 low density multiple-family residential zone shall revised (shown as strike through and underlined text) as follows:

Subsection (b) will be amended to read:

- (b) Permitted lot combinations. Two or more lots may be combined only when all of the requirements of subsections (b)(1) and), (b)(2) of this section are satisfied. ~~(This subsection is not intended to permit the combination of two or more typical or standard-sized lots or to permit developments of a mass and scale inconsistent with the character of the neighborhood.)~~

~~(1) One of the following conditions exists:~~

- ~~a. One or more of the lots is less than 5,000 square feet in area, or~~
- ~~b. One or more of the lots has no legal access from a public street or alley, or~~
- ~~c. One or more of the lots is subject to other unique circumstances such as unusual lot size, shape or topography, and the combining of the lots will help achieve an improved development more consistent with the character of development in the neighborhood;~~

- (1) A parcel map is approved pursuant to the standards and requirements set forth in Chapter 1, Title 10 of the Municipal Code, the Subdivision Map Act and Article 10 of this chapter;
- (2) The proposed combination is brought in connection with an applications for Administrative Design Review for projects processing 15 units or fewer, or Planning Commission Design Review and a Conditional Use Permit for a development greater than 15 units consistent with the development standards applicable to the zone.

Section 10-5.515 Development standards: R-3a low density multiple-family residential zone

Section 10-5.515 Development standards: R-3a low density multiple-family residential zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (b) will be amended to read:

- (b) Permitted lot combinations. Two or more lots may be combined only when the following are satisfied.
 - ~~(1) The front lot line of the combined lots shall not exceed 100 feet,~~
 - (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 and Article 10 of this chapter;
 - (2) The proposed combination is brought in connection with an applications for Administrative Design Review for projects processing 15 units or fewer, ~~or Planning Commission Design Review~~ and a Conditional Use Permit for a development greater than 15 units consistent with the development standards applicable to the zone.

Section 10-5.516 Development standards: RMD medium density multiple-family residential zone

Section 10-5.516 Development standards: RMD medium density multiple-family residential zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (b) will be amended to read::

- (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 and Article 10 of this Chapter;
 - (2) The proposed combination is brought in connection with application an applications for Administrative Design Review for projects processing 15 units or fewer, ~~or Planning Commission Design Review~~ and a Conditional Use Permit for a development greater than 15 units consistent with the development standards applicable to the zone.

Section 10-5.517 Development standards: RH-1 high density multiple-family residential zone.

Section 10-5.517 Development standards: RH-1 high density multiple-family residential zone shall be amended as follows:

- (a) 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 ~~1,556~~ 1,452 square feet of lot area, not to exceed ~~28~~ 30 dwelling units per net acre except one unit may be constructed on any legal lot as defined in Section 10-5.402 and Section 10-5.1528 of this chapter.

Section 10-5.518 Development standards: RH-2 high density multiple-family residential zone.

Section 10-5.518 Development standards: RH-2 high density multiple-family residential zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (a) 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 ~~1,556~~ 1,452 square feet of lot area, not to exceed ~~28~~ 30 dwelling units per net acre except one unit may be constructed on any legal lot as defined in Section 10-5.402 and Section 10-5.1528 of this chapter.

Section 10-5.519 Development standards: RH-3 high density multiple-family residential zone.

Section 10-5.519 Development standards: RH-3 high density multiple-family residential zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

(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 ~~1,556~~ 1,452 square feet of lot area, not to exceed ~~28~~ 30 dwelling units per net acre except one unit may be constructed on any legal lot as defined in Section 10-5.402 and Section 10-5.1528 of this chapter.

Section 10-5.620, Land use regulations: C-2, C-2A, and C-2B commercial zones, and C-2-PD pedestrian-oriented commercial zone.

The following uses will be added (shown as underlined text) to the table as noted below:

Classifications	C-2	C-2A	C-2B	C-2-PD	Additional Regulations See Section:
Animal sales and services:					
<u>Animal Kennels</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	

Section 10-5.640, Land use regulations: C-4, C-4A, and C-4B commercial zones, and C-4-PD pedestrian-oriented commercial zone.

The following uses will be added (shown as underlined text) to the table as noted below:

Classifications	C-4	C-4A	C-4B	C-4-PD	Additional Regulations See Section:
Other Uses					
<u>Single room occupancy housing</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>10-5.1640</u>

Section 10-5.815 Development standards: CC-4 coastal commercial zone.

Section 10-5.815 Development standards: CC-4 coastal commercial zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) paragraph (2) will be amended to read:

- (2) Sub-area 2. On Mole B and on portions of leaseholds in sub-area 2 as shown in the illustration in subsection (c) of this section, FAR shall not exceed ~~0.25~~ 0.20.

Section 10-5.900 Specific Purposes, MU-~~21~~, and MU-3 mixed-use zones.

Section 10-5.900 Specific Purposes, MU-~~21~~, and MU-3 mixed-use zones shall be revised (shown as strike through and underlined text) as follows:

In addition to the general purposes listed in Section 10-5.102, the specific purposes of the MU-~~21~~ and MU-3 mixed use zones are to:

Subsection (a) will be amended to read:

- (a) Encourage residential uses, including those units used as transitional housing, supportive housing or employee housing, in conjunction with commercial activities in order to create an active street life, enhance the vitality of businesses, and reduce vehicular traffic;

Section 10-5.910, Land use regulations: MU-21a, MU-3, ~~MU-3B~~, and MU-3C mixed-use zones.

The following uses will be added (shown as underlined text) to the table as noted below:

Classifications	MU-21A	MU-3	MU-3B MU-3C	Additional Regulations See Section:
Residential Uses				
<u>Supportive housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>10-5.1638</u>
<u>Transitional housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Employee housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Other Uses				
<u>Low barrier navigation centers</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>10-5.1636</u>

Section 10-5.914 Development standards: MU-21a mixed-use zone.

Section 10-5.914 Development standards: MU-21a mixed-use zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (a) Floor area ratio. See definition of floor area ratio in Section 10-5.402.
 - (1) Commercial uses. For projects containing only commercial uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not be less than 0.35 or exceed 0.5 ~~0.7~~.
 - (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 0.7 shall be developed for residential uses.
 - b. Minimum commercial floor area. The commercial component of mixed-use projects shall have a minimum floor area ratio of 0.35.

Subsection (b) will be amended to read:

- (b) Residential density. The maximum number of dwelling units on a lot shall be no more than one unit for each ~~1,245~~ 1,452 square feet of lot area.

Section 10-5.917 Development standards: MU-3B mixed-use zone.

Section 10-5.918 Development standards: MU-3B mixed-use zone no longer applies to any properties in the Coastal zone, and shall be removed.

Section 10-5.918 Development standards: MU-3C mixed-use zone.

Section 10-5.918 Development standards: MU-3C mixed-use zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (a) Floor area ratio. (See definition of floor area ratio in Section 10-5.402.)
 - (1) Commercial uses. For projects containing only commercial uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not be less than 0.35 or exceed ~~1.0~~ 0.5.
 - (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 0.7 shall be developed for residential uses.

- b. Minimum commercial floor area. The commercial component of mixed-use projects shall have a minimum floor area ratio of 0.35.

Subsection (b) will be amended to read:

- (b) Residential Density. The maximum number of dwelling units permitted on a lot shall be not more than one dwelling unit for each ~~1,245~~ 1,452 square feet of lot area, not to exceed ~~35~~ 30 dwelling units per net acre except one unit may be constructed on any legal lot as defined in Section 10-5.402 and Section 10-5.1528 of this chapter.

Section 10-5.1113 Development standards: P-RVP Riviera Village parking zone.

Section 10-5.1113 Development standards: P-RVP Riviera Village parking zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (a) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed ~~1.0~~ 0.75 (see definition of floor area ratio in Section 10-5.402).

Section 10-5.1117 Development standards: P-PRO Parks, recreation, and open space zone.

Section 10-5.1117 Development standards: P-PRO Parks, recreation, and open space zone shall be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (a) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed ~~0.25~~ 0.20 (see definition of floor area ratio in Section 10-5.402).

Amendments to Article 4, Special Use Regulations

Section 10-5.1608 Condominiums

Section 10-5.1608, Condominiums shall be revised (shown as strike through and underlined text) to allow projects with up to 15 units be permitted administratively:

Subsection (c) will be amended to read:

- (c) Conditional use permits and design review required.
 - (1) No condominium containing ~~four~~ sixteen or more units shall be established unless a Conditional Use Permit is obtained pursuant to Section 10-5.2506 of this chapter.
 - (2) Condominiums containing ~~four~~ sixteen or more units shall be subject to Planning Commission Design Review pursuant to Section 10-5.2502.
 - (3) Condominiums containing two to ~~three~~ fifteen units shall be subject to Administrative Design Review pursuant to Section 10-5.2500.

Section 10-5.1636 Low Barrier Navigation Centers.

Section 10-5.1636 Low Barrier Navigation Centers shall be added (shown as underlined text) to Article 4, Special Use Regulations:

Section 10-5.1636 Low Barrier Navigation Centers.

- (a) Purpose and Intent. The purpose of this Section is to establish development standards for low barrier navigation centers and to ensure this use is constructed and operated in a manner that is consistent with the requirements and allowances of State law, specifically Article 12 of Chapter 3 of Division 1 of Planning and Zoning Law commencing with California Government Code Section 65660.

- (a) Applicability. The provisions of this section shall apply to all low-barrier navigation center projects. Low-barrier navigation centers are allowed by-right (not subject to a discretionary permit or approval) in areas zoned for mixed-use and nonresidential zones permitting multifamily uses. Low barrier navigation centers must meet the following requirements:
- (1) Connected Services. It offers services to connect people to permanent housing through a services plan that identifies services staffing.
 - (2) Coordinated Entry System. It is linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing. "Coordinated entry system" means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.
 - (3) Code Compliant. It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.
 - (4) Homeless Management Information System. It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System, as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

Section 10-5.1638 Supportive Housing.

Section 10-5.1638 Supportive Housing shall be added (shown as underlined text) to Article 4, Special Use Regulations:

Section 10-5.1638 Supportive Housing.

- (a) Purpose and Intent. The purpose of this section is to ensure that housing development projects that meet the definition of supportive housing as defined in California Government Code Section 65650 et seq. are reviewed and processed ministerially pursuant to California Government Code Section 65583(c)(3).
- (b) Applicability. The provisions of this chapter shall apply to all supportive housing projects meeting the requirements of California Government Code Section 65650 et seq.
- (c) Projects allowed by-right. Supportive housing shall be a use by right, subject to administrative design review, in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed development satisfies all of the following requirements:
- (1) The development is within a mixed-use zone or multi-family residential zone.
 - (2) Units within the development are subject to a recorded affordability restriction for 55 years.
 - (3) One hundred percent of the units, excluding the manager unit(s), within the development are dedicated to lower income households and are receiving public funding to ensure affordability of the housing to lower income Californians.
 - (4) At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding manager unit(s), in the development shall be restricted to residents in supportive housing.
 - (5) Non-residential floor area shall be used for on-site supportive services in the following amounts:
 - A. For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services.

- B. For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.
- (6) The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in State Density Bonus Law (California Government Code Section 65915(c)(3)(C)).
- (7) Units within the development, excluding manager unit(s), include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.
- (d) Development and Operational Standards. Supportive housing projects shall comply with all the following standards
 - (1) The project shall comply with applicable Objective Residential Standards, and development standards or policies also required of multifamily developments in the same zone. Supportive housing projects in nonresidential zones where housing is permitted by State law, shall comply with the development standards applicable to the multifamily zone consistent with the density for the project.
 - (2) The applicant shall submit a plan for providing supportive services, to include all the following items:
 - a. Documentation that supportive services will be provided on-site.
 - b. The name of the proposed entities that will provide supportive services.
 - c. The proposed funding sources for the services provided.
 - d. Proposed staffing levels.
 - (3) No minimum parking requirements shall be required for the units occupied by supportive housing residents for projects located within one-half mile of a public transit stop.

Section 10-5.1640 Single Room Occupancy (SRO) Housing.

Section 10-5.1640 1640 Single Room Occupancy (SRO) Housing shall be added (shown as underlined text) to Article 4, Special Use Regulations:

Section 10-5.1640 Single Room Occupancy Housing.

- (a) Purpose and Intent. The purpose of this section is to regulate the development and operation of single room occupancy (SRO) housing. Single room occupancy (SRO) units provide housing opportunities for lower-income individuals, persons with disabilities, seniors, and formerly homeless individuals.
- (b) Applicability. The provisions of this chapter shall apply to all SRO housing projects.
- (c) Permit required. An SRO housing facility may be approved via a conditional use permit in the following zoning districts:
 - (1) C-4 commercial zones
 - (2) C-4A commercial zones
 - (3) C-4B commercial zones
 - (4) C-4-PD pedestrian-oriented commercial zones
- (d) Relationship to underlying zone. In zoning districts which allow SRO housing with the issuance of a conditional use permit, the regulations contained herein shall be considered additional to those of the underlying zoning district. The provisions of this chapter shall prevail in the event of a conflict with the underlying zoning district regulations.

(e) Development and Operational Standards. SRO housing projects shall comply with all of the following standards:

(1) SRO Units. The following standards apply to single room occupancy units.

- a. Unit Size. The minimum size of a unit shall be two hundred (200) square feet, the maximum size of a unit shall be five hundred (500) square feet.
- b. Bathroom Facilities. An SRO unit is not required to, but may contain, partial or full bathroom facilities. A partial bathroom facility shall have at least a toilet and sink; a full facility shall have a toilet, sink, and bathtub, shower, or bathtub/shower combination. If a full bathroom facility is not provided, common bathroom facilities shall be provided in accordance with California Building Code for congregate residences with at least one full bathroom per every three units on a floor.
- c. Kitchen. An SRO unit may contain partial or full kitchen facilities. A full kitchen includes a sink, a refrigerator, and a stove, range top, or oven. A partial kitchen is missing at least one of these appliances. If a full kitchen is not provided, common kitchen facilities shall be provided with at least one full kitchen per floor.
- d. Closet. Each SRO shall have a separate closet with at least four (4) square feet of closet space with an unobstructed height of at least five feet for use by the occupant.
- e. Access. Exterior doors and windows accessible from outside the SRO unit must have working locks for privacy. The occupant must be able to access the unit without going through any other unit. Each unit must have immediate access to two or more means of exit from the building appropriately marked and leading to safe and open space at ground level.
- f. Code Compliance. All SRO units shall comply with all requirements of the California Building Code.

(2) SRO Facilities. The following standards apply to single room occupancy buildings.

- a. Density. A single room occupancy facility is not required to meet density standards of the general plan.
- b. Common Area. Four square feet of interior common space per unit shall be provided, with at least two hundred (200) square feet in area of interior common space, excluding janitorial storage, laundry facilities, and common hallways. All common areas shall comply with all applicable ADA accessibility and adaptability requirements.
- c. Bathroom Facilities. If private bathing facilities are not provided for each unit, shared shower or bathtub facilities shall be provided in accordance with the most recent edition of the California Building Code for congregate residences with at least one full bathroom (including toilets, sinks, and bathing facilities) per every three units on a floor. The shared shower or bathtub facility shall be accessible from a common area or hallway. Each shared shower or bathtub facility shall be provided with an interior lockable door.
- d. Laundry Facilities. Laundry facilities shall be provided in a separate room at the ratio of one washer and dryer for every ten (10) units.
- e. Cleaning Supply Room. A cleaning supply room or utility closet with a wash tub with hot and cold running water shall be provided on each floor of the SRO facility.
- f. Management Plan. A management plan shall be submitted with the development application for an SRO facility and shall be approved by the community development director or his/her assigned. The management plan must address management and

operation of the facility, rental procedures, safety and security of the residents and building maintenance.

- g. Facility Management. An SRO facility with ten (10) or more units shall have an on-site manager. An SRO facility with less than ten (10) units shall provide a management office on-site.
- h. Parking. Parking shall be provided for an SRO facility at a rate of one parking space per unit plus an additional space for the on-site manager.
- i. Accessibility. All SRO facilities shall comply with all applicable ADA accessibility and adaptability requirements.
- j. Existing Structures. An existing structure may be converted to an SRO facility, consistent with the provisions of this section.

Amendments to Article 5, Parking Regulations

Section 10-5.1704 Residential parking standards

Section 10-5.1704 Residential parking standards will be revised (shown as strike through and underlined text) as follows:

Subsection (a) paragraph (2) will be amended to read:

- (2) Multiple-family dwellings. Multiple-family dwellings on the same lot shall provide parking spaces for each dwelling unit based on the size of each unit as follows: 1 parking space for each studio/0-bedroom unit, 1.5 parking space for each 1-bedroom unit, and 2 parking spaces for each unit with two or more bedrooms. ~~a minimum of two parking spaces for each dwelling unit, of which at least one space per dwelling unit shall be within an enclosed private or common parking garage.~~

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

Section 10-5.1706 Commercial, industrial, and other nonresidential parking standards will be revised (shown as strike through and underlined text) as follows:

Use	Spaces Required
Emergency shelters:	One space for each 250 square foot of gross floor area. <u>One parking space per employee on site at the same time.</u>
SRO facility:	<u>One parking space per unit plus an additional space for the on-site manager.</u>

Amendments to Article 8, Nonconforming Uses and Structures

Section 10-5.2002 Nonconforming uses

Section 10-5.2002 Nonconforming uses will be revised (shown as 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:
 - a. Nonconforming commercial uses in areas designated as residential in the general plan which are totally or partially destroyed may be re-established to the original use, consistent with the requirements of Article 10 of this chapter.

Section 10-5.2004 Nonconforming structures

Section 10-5.2004 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 uses in areas designated as residential in the general plan with on-site structures which are totally or partially destroyed may be reconstructed to the original size. Such reconstruction shall be consistent with the requirements for replacing a structure following a disaster (Section 10-5.2208(a)(5)), and 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 also include at least the original number of parking spaces.

Amendments to Article 9, Density Bonuses

Existing language in Article 9, (Sections 10-5.2100 – 10-5.2112), Density Bonuses will be repealed and replaced (replacement language is shown as underlined text) with the following:

Section 10-5.2100 Purpose

The purpose of this Section is to encourage the development of affordable housing in accordance with State law. State Density Bonus Law, codified in Government Code Section 65915, et seq., provides that a local government shall grant affordable housing benefits as defined in paragraph 2102 of this section, if requested by the applicant and consistent with the applicable requirements of this section, to a developer of a qualified housing development. This “Article” establishes the procedural process to implement State Density Bonus Law.

Section 10-5.2101 State law incorporated.

The provisions of this Chapter are intended to comply with State Density Bonus Law. In the event that any provision of this Chapter conflicts with Government Code Section 65915 or any related State law(s), the State law(s) shall apply.

Section 10-5.2102 Definitions.

The definition of terms shall be as provided in Government Code Section 65915, et seq. In addition, the following definitions shall control over any conflicting definitions in other Sections of the Redondo Beach Municipal Code. State law definitions, as they may be amended from time to time, control over the definitions in this section.

- (a) “Affordable Housing Benefits” means one or more the of the following, as defined in Government Code Section 65915:
 - (1) A density bonus;
 - (2) An incentive or concession;
 - (3) A development standard waiver or modification; and
 - (4) A parking standard modification.
- (b) “Applicant” means the applicant or permittee of a Qualified Housing Development and its assignees or successors in interest.
- (c) “Director” means the City’s Community Development Director or designee.
- (d) “Qualified Housing Development” means a housing development that meets the threshold eligibility for Affordable Housing Benefits, as identified in Government Code Section 65915.

Section 10-5.2103 Target Rents and Mortgage Payments.

Target rents and Mortgage payments shall be as provided in Government Code Section 65915.

Section 10-5.2104 Affordability Requirements and Construction of Affordable Units.

- (a) The affordability requirements shall be as provided in Government Code Section 65915.
- (b) The affordable units that qualify the project as a Qualified Housing Development must be constructed concurrently with or prior to the construction of any market rate units.

Section 10-5.2104 Application Required.

An applicant seeking any Affordable Housing Benefits under this Article must comply with all of the following:

- (a) The applicant shall file an application for a Density Bonus Permit on a form approved by the Director concurrently with the applications for any other land use permits or approvals that may be required for the project.
- (b) The applicant shall enter into an agreement with the City pursuant to Section 10-5.2108, to maintain and enforce the affordable housing component of the housing development.
- (c) Contents of Application. The application for a Density Bonus Permit shall include the following information:
 - (1) A description of the project, including the gross acreage of the parcel(s), the total number of proposed dwelling units, the number of affordable units and level of affordability for each affordable unit proposed to be included in the project, and the location, design, and phasing of all units;
 - (2) A breakdown of the current and proposed general plan and zoning designations, and the maximum allowable residential density (as defined in State law);
 - (3) In applications involving the donation of land and/or childcare facilities, the location of such land and/or facilities and a detailed description of compliance with the conditions and definitions in State law;

- (4) A calculation of the density bonus allowed pursuant to State law, including the percentage of density bonus, percentage of income-restricted units, and number of density bonus units being proposed over and above the maximum allowable residential density;
 - (5) A description of the incentives or concessions requested (if any), including a detailed explanation as to how the request will enable the applicant to provide housing at the target rents or mortgage payments;
 - (6) A description of the waivers or reductions of development standards requested (if any), including identification of each specific development standard from which the applicant seeks to deviate and a detailed explanation as to how the application of the development standard would physically preclude the development of a development meeting the eligibility criteria at the densities or with the concessions or incentives permitted by State law;
 - (7) The proposed method of ensuring the continued affordability of all income-restricted units, for the applicable time period(s) in State law;
 - (8) Other relevant information as required by State law; and
 - (9) Other information identified on the City’s application form that may be required to ensure compliance with State law.
- (d) An application for a Density Bonus permit will not be processed until it complies with all of the provisions of this Section as determined by the Director and shall be processed concurrently with other required entitlements for the project. Prior to the submittal of an application for a Qualified Housing Development, an applicant may submit to the Director a preliminary proposal for Affordable Housing Benefits.
- (e) Approval of a Density Bonus permit shall be at the same level as the planning entitlement action for the project with the highest requirement.

Section 10-5.2105 Review of Requested Affordable Housing Benefits

- (a) The City shall grant a density bonus to a Qualified Housing Development in the amount specified by Government Code Section 65915 provided the resulting project is consistent with the provisions of the California Coastal Act and the Coastal Land Use Plan.
- (b) If requested, the City shall grant a parking ratio reduction to a Qualified Housing Development in accordance with the requirements of Government Code Section 65915 provided the resulting project is consistent with the provisions of the California Coastal Act and the Coastal Land Use Plan, including all requirement to ensure coastal access.
- (c) The City shall grant the specific concession(s) or incentive(s) requested by the Applicant, unless it makes any of the relevant written findings stated in Government Code Section 65915(d). Senior citizen housing developments that qualify for a density bonus shall not receive any incentives or concessions beyond of those allowed under Section VI, Subsection D, Policy 14 of the Coastal Land Use Plan, unless Government Code Section 65915 is amended, to specifically require that local agencies grant incentives or concessions for senior citizen housing developments.
- (d) The City shall grant a requested waiver or reduction of a development standard, unless it finds that:
 - (1) The application of the development standard does not have the effect of physically precluding the construction of a housing development at the density allowed by the density bonus and with the incentives or concessions granted to the applicant;
 - (2) The waiver or reduction of the development standard would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact;

- (3) The waiver or reduction of the development standard would have an adverse impact on any real property that is listed in the California Register of Historical Resources; or
- (4) The waiver or reduction of the development standard would be contrary to state or federal law.
- (5) The waiver or reduction is inconsistent with the California Coastal Act.
- (e) The granting of any Affordable Housing Benefit shall not be interpreted, in and of itself, to require a Coastal Land Use Plan amendment, zoning change, or other discretionary approval;
- (f) This Section does not limit or require the provision of direct financial incentives for the housing development, including the provision of publicly owned land, by the City or the waiver of fees or dedication requirement, except as otherwise provided by State law.

Section 10-5.2106 Appeals

- (a) If the decision to approve or deny an application for an Affordable Housing Benefit is made by the Director or Planning Commission, any person may appeal the decision. The appeal shall be in writing, state the grounds for appeal, and shall be filed with the City Clerk including the applicable fee, within 15 calendar days of the date of the mailing of the Director's decision or Commission hearing date. The decision of the City Council shall be final.
- (b) If the decision to approve or deny an application for an Affordable Housing Benefit is made by the Director or his/her assigned, then an appeal may be filed with the Planning Commission. If the decision is made by Planning Commission, then an appeal may be filed to the City Council.
- (c) Notwithstanding the provisions of Section 10-5.2108, if the determination of the underlying application for the Qualified Housing Development is also appealed along with the decision of the Affordable Housing Benefit, then the entire project shall be controlled by the appeal procedures applicable to the underlying application.

Section 10-5.2108, Affordable Housing Agreement and Equity Sharing Agreement

A building permit for a Qualified Housing Development shall only be issued if and when the Applicant, or its designee, enters into an affordable housing agreement and, if applicable, an equity sharing agreement, with the City or its designee pursuant to, in compliance with, and to implement this Section and State law. The agreements shall be in the form approved by the City which shall contain terms and conditions mandated by, or necessary to implement, State law and this Article. The Director may designate a qualified administrator or entity to administer the provisions of this section on behalf of the City. The affordable housing agreement shall be recorded prior to, or concurrently with, final map recordation or, where the Qualified Housing Development does not include a map, prior to issuance of a building permit for any structure on the site. The Director is hereby authorized to enter into the agreements authorized by this section on behalf of the City upon approval of the agreements by City Attorney for legal form and sufficiency.

Amendments to Article 12, Procedures

Section 10-5.2500 Administrative Design Review.

Section 10-5.2500 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 10-5.2502;
- (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 10-5.402);
- (8) The addition of a third (3rd) unit on a lot that already contains two units;
- (9) 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.
- (10) All other development not subject to Planning Commission Design Review pursuant to Section 10-5.2502.

Subsection (b), paragraph (7) will be amended to read:

- (7) The project shall comply with the Objective Residential Standards adopted by resolution of the City Council. If there is a conflict between "Criteria" (1) through (6) with the Objective Residential Standards, the Objective Residential Standards shall prevail.

Subsection (e) will be amended to read:

- (e) Notice of pending decision. Notice of a pending decision by the Community Development Director or his/her assigned shall be given as follows for all non-residential development under subsection (a)(9) and for new multiple-family developments. For purposes of this section, new multiple-family developments shall mean development of two or three dwelling units on a vacant lot or in conjunction with demolition of 50% or more of the total floor area of existing development on the lot. New development shall not include an "accessory dwelling unit" as defined in Section 10-5.402.
 - (1) By mailing a written notice thereof, not less than 10 working days prior to the date of pending approval to the applicant, to the owner of the subject property and to the owners of properties within 300 feet of the exterior boundary of the subject property or properties; such notices shall be sent by first class mail, with postage prepaid, using the addresses from the last adopted tax roll, if available;

- (2) By posting such notice in at least one prominent place on or about each parcel which is the subject of the proposed action, or upon utility poles or sticks along or about the street line of such parcel; and
- (3) The content of the notice of pending decision for an Administrative Design Review shall contain the following information:
 - a. The date of filing of the application and the name of the applicant,
 - b. The file number assigned to the application,
 - c. A description of the proposed development and its location,
 - d. The date at which the application is expected to be approved, and
 - e. A statement that revisions to the proposed project will be considered by the Community Development Director or his/her assigned upon the written request of any person provided that such written request is received by the Community Development Director or his/her assigned within 10 working days from the date of sending the notice.

Subsection (f) will be amended to read:

- (f) Decision on application. The Community Development Director or his/her assigned shall review the application and shall approve, approve with conditions, or deny the application. Projects meeting the requirements of Section 10-5.2500 (a)(9) shall be approved if found in compliance with the applicable objective standards per Criteria (7).
 - (1) If the decision of the Community Development Director or his/her assigned is to approve the application, an approval stamp shall be affixed to the plans.
 - (2) If the approval requires conditions, the conditions will be made part of the approved plans.
 - (3) If the project requires a notice of pending decision pursuant to subsection (e) of this section, no decision will be made until completion of the deadline for written requests for revisions. If no written request for revisions is received, the Community Development Director or his/her assigned shall make a decision pursuant to this subsection. If a written request for revisions has been received prior to the deadline, notice of the decision shall be mailed by first class mail within seven days of the decision to the applicant and the person that provided the written request for revisions to the proposed project.
 - (4) If the decision of the Community Development Director or his/her assigned is to deny the application, the decision shall be in writing and shall recite the failure to meet the criteria upon which the decision is based. Where the decision is to deny the application, notice of the decision shall be mailed to the applicant by first class mail within seven days of the decision.

Subsection (i) will be amended as follows – there are no changes to paragraphs (1) through (3):

- (i) Notice of public hearing before the Planning Commission. Notice of public hearing before the Planning Commission to consider an appeal of the decision of the Community Development Director or his/her assigned shall be given as follows.

Subsection (m) will be amended as follows:

- (m) Expiration. An approval subject to Administrative Design Review shall become null and void unless vested within 36 months after the date of the approval. Such time limits may be extended by the Community Development Director or his/her assigned upon the written request of the applicant and the presentation of proof of an unusual hardship not of the applicant's own making. If an established time limit for development expires, and no extension has been granted, the approval, and all rights and privileges established therein, shall be considered null and void.

Subsection (n) will be amended as follows – there are no changes to paragraphs (1) through (7):

- (n) Revocation. After notice to the applicant and subject to appeal to the Planning Commission, the Community Development Director or his/her assigned may revoke or modify any Administrative Design Review approval issued on one or more of the following grounds:

Section 10-5.2502 Planning Commission Design Review.

Section 10-5.2502 Planning Commission Design Review shall be revised (shown as strike through and underlined text) as follows:

Subsection (a)(1)(b) will be amended to read:

- b. Any new multi-family residential development containing ~~four~~sixteen or more units on any lot and/or any new multi-family residential development ~~on a project site involving more than two residential lots~~ that do not meet the requirements of Section 10-5.2500(a).

Section 10-5.2522 Reasonable Accommodation.

Section 10-5.2522 Reasonable Accommodation shall be added (shown as underlined text) to Article 12, Procedures:

Section 10-5.2522 Reasonable Accommodation.

- (a) Purpose and Intent. It is the purpose of this chapter, in compliance with the fair housing laws, to provide a procedure to evaluate requests for reasonable accommodation related to specific applications of the zoning law in order to ensure that no person is discriminated against because of race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income, or ancestry, as required by federal and/or State law, by being denied an equal opportunity to use and enjoy their dwelling and to authorize the application of exceptions to the city's zoning law and land development standards, if warranted.
- (b) Application
 - (1) Any person, business, or organization may submit an application for reasonable accommodation to the city's residential development standards by submitting an application to the city's Community Development Director, or his or her designee, on a form provided by the city.
 - (2) The following information shall be provided in the application:
 - a. The applicant's name, mailing address and daytime phone number(s) (and/or representatives) if so applicable;
 - b. Notarized written consent of the owner of the subject property if the applicant is not the owner;
 - c. The address of the property for which the request is being made;
 - d. The specific zoning code, law, regulation, procedure or policy of the city from which relief is sought;
 - e. An explanation of why the specified zoning code, law, regulation, procedure or policy is preventing, or will prevent, the applicant's use and enjoyment of the subject property;
 - f. The nature of the accommodation requested;
 - g. A site plan or illustrative drawing showing the proposed accommodation; and
 - h. The basis for the claim that the fair housing laws consider the applicant as protected (applicant should submit a letter from a medical doctor, handicap license, or other similar supportive evidence).
- (c) Filing and Appeal Fees

- (1) A filing fee or an appeal fee, as applicable and in the amounts established by city council resolution, shall be paid at the time of the filing of an application or at the time of filing an appeal pursuant to this chapter.
- (2) If an applicant requires assistance in completing the application, the city shall provide reasonable assistance to ensure that the application process is accessible to the applicant.
- (d) Determination of application
 - (1) The request for reasonable accommodation shall be considered by the Community Development Director, who may deny, approve or conditionally approve the request.
- (e) Findings
 - (1) The following findings shall be made, and the Community Development Director shall approve an application upon a showing of all of the following:
 - a. The person who will use the subject property is protected under the fair housing laws;
 - b. The requested exception to the zoning code, law, regulation, procedure or policy is necessary to make specific housing available to persons occupying the subject property;
 - c. The requested accommodation will not impose an undue financial or administrative burden on the city; and
 - d. The requested accommodation will not require a fundamental alteration of the city's zoning or building laws, policies and/or procedures.
- (f) Notice of decision
 - (1) Within thirty (30) days after acceptance of a complete application for reasonable accommodation the Community Development Director, shall provide the applicant with written notification of the decision regarding the request, including any reasonable conditions.
- (g) Appeal
 - (1) Appeal of decision of the Community Development Director. Within ten (10) days of the date of any decision made pursuant to this section, any person aggrieved or affected by a decision of the Community Development Director in granting or denying a request for reasonable accommodation may appeal the decision to the Planning Commission.
 - (2) Appeal of decision of the Planning Commission. Within ten (10) days of the date of any decision made pursuant to this section, any person aggrieved or affected by a decision of the Planning Commission in granting or denying a request for reasonable accommodation may appeal the decision to the City Council and no further.

NEW Article 13, Housing Replacement Obligations and Occupant Protections Required for New Development Projects

A new Article 13 shall be added to Chapter 2 (shown as underlined text) to address for replacement housing required by State law:

Article 13, Housing Replacement Obligations and Occupant Protections Required for New Development Projects

Section 10-5.2600 Purpose

The purpose of this Section is to require housing replacement consistent with State Housing Law including Government Code Sections 66300.5-66300.6 and 65583.2(g)(3). This “Article” implements the provisions of those statutes.

Section 10-5.2601 State law consistency

The provisions of this Article are intended to comply with Government Code Sections 66300.5 et. seq and 65583 et. seq and related State laws. In the event that any provision of this Article conflicts with Sections 66300.5-66300.6 and 65583.2(g)(3) or any related State laws, the State law(s) shall apply.

Section 10-5.2602 Definitions

The definition of terms shall be as provided in Government Code Section 66300.5. In addition, the following definitions shall control over any conflicting definitions in other sections of the Redondo Beach Municipal Code. State law definitions, as they may be amended from time to time, control over the definitions in this section.

- (a) **Complete application.** refers to a complete application pursuant to Section 65943 of the California Government Code.
- (b) **Housing development project.** shall have the same meaning as defined in paragraph (3) of subdivision (b) of Section 65905.5 of the California Government Code.
- (c) **Protected units.** has the same meaning as set forth in California Government Code Section 66300.5.

Section 10-5.2603 Applicability

- (a) Unless otherwise required by Government Code Section 66300 et seq. or another provision of State law, this article shall apply only to housing development projects that submit a preliminary application prior to January 1, 2030, or a complete application prior to January 1, 2034. This article shall not apply to a housing development project that submitted a complete application to the City before January 1, 2020.
- (b) For any development project that does not fall within paragraph (a), and unless otherwise required by Government Code Section 66300 et seq. or another provision of State law, this article shall apply if the applicant submits a complete application for planning entitlements and/or a building permit (if no planning entitlements are required), along with any associated submittal fee, on or after January 1, 2024 but before January 1, 2030

Section 10-5.2604 Replacement Obligations and Occupant Protections Required for New Development Projects

- (a) The City shall not approve any land use entitlement or issue a building permit for a housing development project that will require the demolition of one or more residential dwelling units unless the project will create at least as many residential dwelling units as will be demolished.
- (b) The City shall not approve any land use entitlement or issue a building permit for a development project that will require the demolition of occupied or vacant protected units, or where protected units were demolished after January 1, 2020, unless the housing development project meets all of the requirements of California Government Code Sections 66300.6 and 65583.2(g)(3).
- (c) Housing development projects must replace the units on site. Replacement units for non-residential projects may be located on a site other than the project site but shall be located within the same jurisdiction and the applicant may contract with another entity to develop the required replacement housing.

Section 10-5.2606 Sunset Provision

- (a) This article shall remain in effect only until January 1, 2034, and as of that date is repealed.
- (b) A development project that submits a preliminary application pursuant to Section 65941.1 of the California Government Code before January 1, 2030, remains subject to this article after January 1, 2030.

Exhibit H. Proposed Coastal Land Use Plan Map

Proposed Coastal Land Use Plan

Residential

- R-1: Single Family Residential (0-8.8 du/ac)
- R-2: Low Density Multi-Family Residential (0-14.6 du/ac)
- R-3: Low Density Multi-Family Residential (0-17.5 du/ac)
- RMD: Med. Density Multi-Family Residential (0-23.3 du/ac)
- RH: High Density Multi-Family Residential (0-30 du/ac)

Commercial

- CN: Neighborhood Commercial
- C-2: Commercial
- C-3: Commercial
- C-4: Commercial
- C-5: Commercial

Mixed-Use

- MU Mixed Use

Industrial

- I Industrial

Generating Plant

- GP: Generating Plant

Public and Institutional

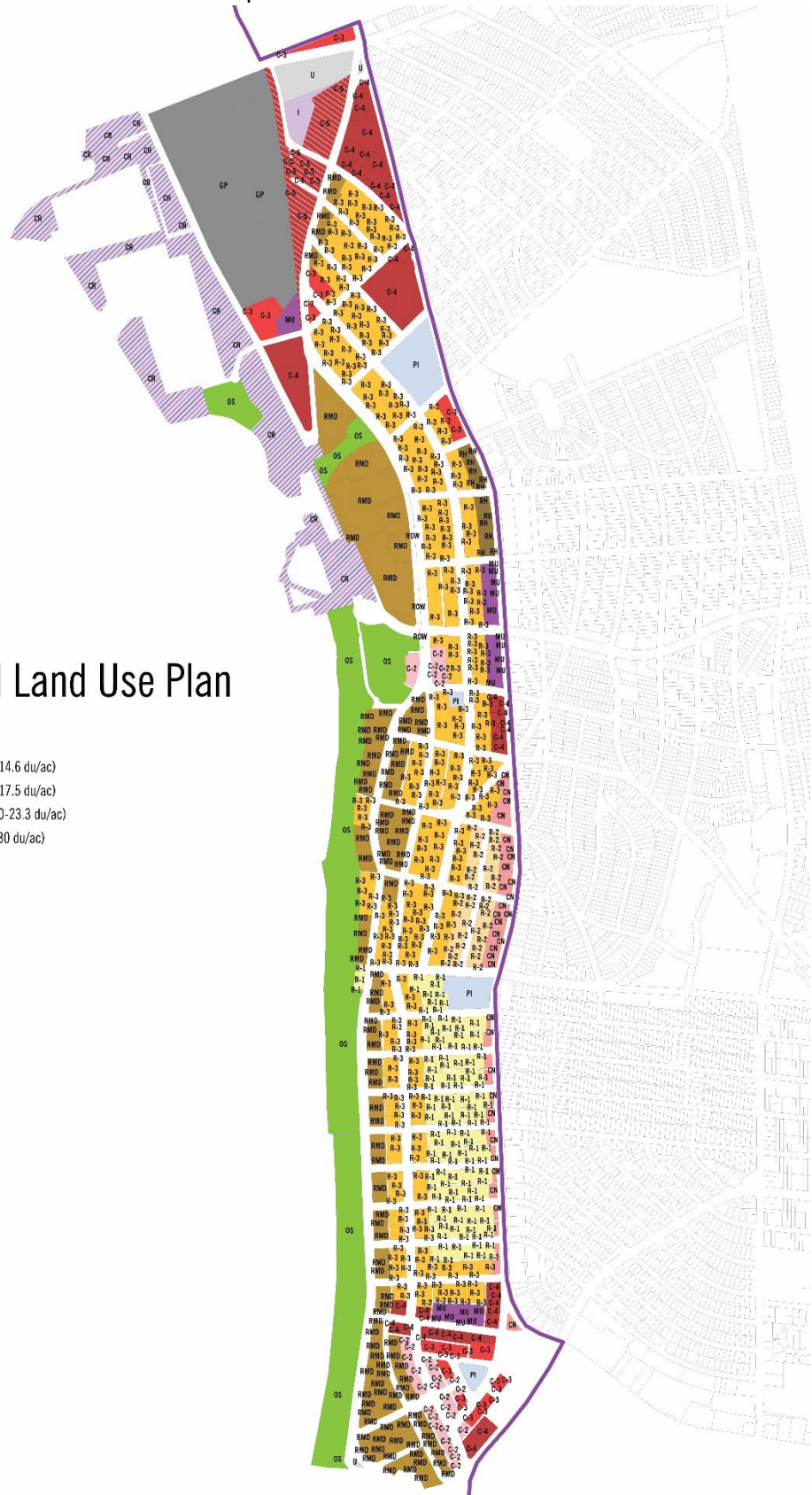
- OS: Parks and Open Space
- PI: Public/Institutional
- U: Public/Utility

Commercial Recreation

- CR: Commercial Recreation

Boundaries

- Coastal Zone



Amendments to Section VI, Subsection C, in the Land Use Plan of the Local Coastal Program

The land use classification for number 4, High Density Multiple-Family, under the "Residential" category in Subsection C, "Proposed Land Use Classifications" within Section VI, "Locating and Planning New Development" of the Coastal Land Use Plan, certified consistent with Resolution No. CC-0805-46, page 4 (found on page 166 of the LCP document) will be revised (changes shown as strike through or underline text) to read as follows:

4. High Density Multiple-Family: The primary use in this district (RH) is multiple family residential with a maximum density of ~~28~~ 30 units per net acre. The maximum height is limited to ~~30 feet (2 stories)~~ 30 feet (2 stories) along the west side of Pacific Coast Highway between Ruby Street and Topaz Street and 35 feet (3 stories) along the west side of Pacific Coast Highway between Vincent Street and Garnet Street, ~~except that heights up to 45 feet may be granted between Emerald Street and Garnet Street in conjunction with the granting of a density bonus for the purpose of providing low and moderate income housing.~~

The first paragraph of the "Commercial" category under Subsection C, "Proposed Land Use Classifications" within Section VI, "Locating and Planning New Development" of the Coastal Land Use Plan, certified consistent with Resolution No. CC-0805-46, page 5 (found on page 167 of the LCP document) will be revised (changes shown as strike through or underline text) to read as follows:

The CN, C-2, C-3, C-4, and C-5 commercial districts allow for the development of a wide range of retail and service commercial uses, eating and drinking establishments, food sales, drug stores, overnight accommodations, household supply and furnishings, art and cultural facilities, professional offices, repair services, and similar uses serving both the local community and visitors to the Coastal Zone.

A new land use classification shall be added as number 1 under the "Commercial" heading in Subsection C, "Proposed Land Use Classifications" within Section VI, "Locating and Planning New Development" of the Coastal Land Use Plan, certified consistent with Resolution No. CC-0805-46, page 5 (found on page 167 of the LCP document) will be added (shown as underline text) and subsequent numbering adjusted (shown as strike through and underlined text) to read as follows:

1. **CN Commercial Neighborhood:** The maximum floor area ratio is 0.5 and the maximum building height is two stories (30 feet).
- ~~12.~~ **C-2 Commercial:** The maximum floor area ratio is 0.5 and the maximum building height is two stories (30 feet).
- ~~23.~~ **C-3 Commercial:** The maximum floor area ratio is 0.7 and the maximum building height is two stories (30 feet).
- ~~34.~~ **C-4 Commercial:** The maximum floor area ratio is 1.0 and the maximum building height is three stories (45 feet).
- ~~45.~~ **C-5 Commercial:** The maximum floor area ratio is 0.7 and the maximum building height is two stories (30 feet) except as follows: the maximum floor area ratio for portions of a site devoted to storage or self storage facilities shall be 1.5, and the maximum floor area ratio for portions of a site devoted to other light industrial uses shall be 1.0. West of Catalina Avenue between Francisca Avenue and Beryl Street, buildings up to 4 stories and 65 feet may be permitted subject to Planning Commission Design Review where it is determined that the drop in grade and/or distance from the street adequately mitigates impacts on the character of the frontage along Catalina Avenue.

The "Mixed Use Commercial/Residential" category under Subsection C, "Proposed Land Use Classifications" within Section VI, "Locating and Planning New Development" of the Coastal Land Use Plan, certified consistent with

Resolution No. CC-0805-46, page 5 (found on page 167 of the LCP document) will be revised (changes shown as strike through or underline text) to read as follows:

The Mixed Use Commercial/Residential (MU) district encourages the development of pedestrian active commercial areas and is intended to accommodate a mix of retail and service commercial uses, restaurants, art and cultural facilities, professional offices, and similar uses which serve community residents and visitors to the coastal zone. The district also permits mixed use developments integrating residential uses on the second floor or higher of structures developed with commercial uses on the lower levels. This district includes the following sites:

1. Salvation Army site. At the northwest corner of Beryl Street and Catalina Avenue, the Salvation Army site permits ~~In addition;~~ community services or non-profit service uses (including religious worship, assembly, and group kitchen/cafeteria facilities) in addition to the uses described above may be permitted on the Salvation Army site. This site permits a maximum height of 45 feet (3 stories), a minimum floor area ratio of 0.35 and maximum floor area ratio of 0.50 for commercial only projects and a maximum floor area ratio of 1.5 for mixed use commercial/residential developments. The maximum residential density is 30 units per net acre.
2. Riviera Village site. Along Avenue I, midblock between Catalina Avenue and Elena Avenue, the Riviera Village site permits the same uses noted above. ~~This district permits~~ a maximum height of 45 feet (3 stories), a minimum floor area ratio of 0.35 and maximum floor area ratio of ~~1.0~~ 0.50 for commercial only projects and a maximum floor area ratio of 1.5 for mixed use commercial/residential developments. The maximum residential density is ~~35~~ 30 units per net acre.
3. PCH site. Along the west side of Pacific Coast Highway, between Garnet Street and Pearl Street, the PCH site permits the same uses noted above, a maximum height of 45 feet (3 stories), a maximum floor area ratio of 1.00 for commercial only projects and a maximum floor area ratio of 1.5 for mixed use commercial/residential developments. The maximum residential density is 35 units per net acre.

The "Public or Institutional" category under Subsection C, "Proposed Land Use Classifications" within Section VI, "Locating and Planning New Development" of the Coastal Land Use Plan, certified consistent with Resolution No. CC-0805-46, page 6 (found on page 168 of the LCP document) will be divided into three subcategories as follows:

- 1) *The first line under the "Public or Institutional" heading on page 6 of Resolution No. CC-0805-46 (found on page 168 of the LCP document) shall be revised to describe the sites and uses associated with the first subcategory, Parks and Open Space. The sites and uses described under number 1, public beach, and number 2, Parks and open space (also on page 6 of Resolution No. CC-0805-46 (found on page 168 of the LCP document)) will be included under this subcategory, "Parks and Open Space." Proposed changes to align with the proposed General Plan are shown as strike through and underlined text as follows:*

~~The Public or Institutional (P)~~ Parks and Open Space (OS) district includes the following sites and uses:

1. Public beach: The beach and coastal bluffs south of Torrance Boulevard west of Esplanade shall be maintained and preserved. for public open space and public recreational use.
 2. Parks and open space: Parks and open space include Veteran's Park (at the southwest corner of Torrance Boulevard and South Catalina Avenue) and Czuleger Park within the "Village" west of the intersection of North Catalina Avenue and Carnelian Street), and Seaside Lagoon (near the waterfront south of Portofino Way). The primary permitted use is parks, open space, and recreational facilities, and accessory uses such as rest rooms, storage sheds, concession stands, recreational rentals, etc. Public buildings, community centers, public safety facilities, parking lots, public utility facilities, and similar uses may be considered subject to a Conditional Use Permit. The maximum floor area ratio of all buildings on a site is ~~0.25~~ 0.20 and the maximum height is two stories, 30 feet.
- 2) *A new line, after "2. Parks and open space..." on page 6 of Resolution No. CC-0805-46 (found on page 168 of the LCP document) will be added to describe the sites and uses associated with the second subcategory, Public/Institutional. The sites and uses described under number 3, Community facilities, governmental facilities,*

and public safety facilities, and number 4, Riviera Village Public Parking (on pages 6-7 of Resolution No. CC-0805-46 (found on pages 168-169 of the LCP document) will be included under this subcategory. Proposed changes to align with the proposed General Plan are shown as strike through and underlined text as follows:

The Public/Institutional (PI) district includes the following sites and uses:

3. Community facilities: governmental facilities. and public safety facilities: These include the Civic Center (City Hall, Public Library, and Police Station) at Diamond Street and Pacific Coast Highway, the fire station at S. Broadway and Pearl Street, and the Recreation and Community Services Center at Knob Hill and Pacific Coast Highway. Permitted uses include parks and open space, and uses which may be considered subject to a Conditional Use Permit include cultural uses (libraries, museums, etc.), institutional uses (governmental, police, fire, etc.) community centers, public athletic clubs, performance art facilities, educational facilities, child day care centers, schools, parking lots, and similar public uses. For the Civic Center, the maximum floor area ratio of all buildings on the site is 1.25 and the maximum height is three stories, 45 feet. ~~The maximum floor area ratio and height of buildings at other community facility/governmental facility/public safety facility sites will be is 0.75 while maximum height will be~~ determined as part of the required public hearing process for any proposed new building.
 4. Riviera Village Public Parking: The triangular public parking site in Riviera Village is bounded by Via del Prado, Avenida del Norte, and South Elena Avenue. Expanded parking facilities may be considered on this site subject to a Conditional Use Permit, provided that additional parking is located in a fully subterranean structure.
- 3) *A new line, after "4. Riviera Village Public Parking..." on page 76 of Resolution No. CC-0805-46 (found on page 169 of the LCP document) will be added to describe the sites and uses associated with the third subcategory, Public Utility. The sites and uses described under number 5, Public Utility Transmission Corridor (also on page 7 of Resolution No. CC-0805-46 (found on pages 169 of the LCP document)) will be revised as "Public Utility" and included under this subcategory. Proposed changes within this classification align the classification with the proposed General Plan and are shown as underlined text as follows:*

The Public Utility (U) district includes the following sites and uses:

5. Public Utility Transmission Corridor: The public utility transmission corridor abuts the south side of Herondo Street between N. Francisca Avenue and N. Pacific Coast Highway. Public utility facilities, parking lots, nurseries, and agricultural uses may be considered subject to a Conditional Use Permit. Parks, open space, and passive type recreational uses: are permitted in this area. It is understood that land uses and structures are also subject to approval of the in-fee owner (Southern California Edison Company) in accordance with their standards, policies and procedures for use of the transmission corridor. The maximum floor area ratio of all buildings in these areas is 0.10.

Amendments to Section VI, Subsection D, in the Land Use Plan of the Local Coastal Program

Policy number 12 under Subsection D, "Land Use Policies" within Section VI, "Locating and Planning New Development" of the Coastal Land Use Plan, certified consistent with Resolution No. CC-0104-20, pages 11-12 (found on pages 261-262 of the LCP document) will be revised (changes shown as strike through or underline text) to read as follows:

12. Density Bonus for Lower and Moderate Income Persons:

The City shall grant affordable housing benefits, including density bonuses, incentives and concessions, development standard waivers or modifications, and parking standard modifications, as required by State Density Bonus Law, codified in Government Code Section 65915, et seq., if requested by the applicant and consistent with the applicable requirements Government Code Section 65915, et seq., to a developer of a qualified housing development only if the project, inclusive of the affordable housing benefit is in compliance with State density bonus law and the California Coastal Act, as follows:

- a) ~~This is an incentive program that allows developers of any one of the types of residential projects described in Government Code Section 65915(b), and which complies with all standards set forth in Government Code Section 65915, to build no more than 25 percent more units than a property's zoning would ordinarily allow. In exchange for this density bonus, the owners must make the units affordable for 30 years if an incentive is utilized in addition to a density bonus specified in Government Code Section 65915(b) or for 10 years if a second incentive is not utilized.~~
- b) In accordance with Government Code Section 65915(f), the density bonus shall be calculated based on the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan. In the Coastal Zone, the otherwise maximum allowable residential density shall mean the maximum density determined by applying all site-specific environmental development constraints applicable under the coastal zoning ordinances and land use element certified by the Coastal Commission. The density bonus shall be applicable to qualified housing development ~~consisting of five or more units projects that meet the requirements of Government Code Section 65915.~~
- c) In the coastal zone, any housing development approved pursuant to Government Code Section 65915 shall be consistent, to the maximum extent feasible and in a manner most protective of coastal resources, with all otherwise applicable certified local coastal program policies and development standards. If the City approves development with a density bonus, the City must find that the development, if it had been proposed without the ~~25 percent~~ density increase, would have been fully consistent with the policies and development standards of the certified local coastal program. If the City determines that the means of accommodating the density increase proposed by the applicant do not have an adverse effect on coastal resources, the City shall require that the density increase be accommodated by those means. If, however, the City determines that the means for accommodating the density increase proposed by the applicant will have an adverse effect on coastal resources, before approving a ~~25 percent~~ density increase, the City shall identify all feasible means of accommodating the ~~25 percent~~ density increase and consider the effects of such means on coastal resources. The City shall require implementation of the means that are most protective of significant coastal resources.
- d) The City may prepare an LCP amendment for certification by the Commission for specific areas or sub-regions within the planning area where density bonuses ~~in excess of 25 percent~~ may be permitted based on a finding that no adverse impacts on coastal resources would result.
- e) ~~In addition to a 25 percent density bonus, a qualifying housing development shall receive one of the incentives identified in Government Code Section 65915(h).~~ Other affordable housing benefits, including incentives and concessions, development standard waivers or modifications, and parking standard modifications shall be granted unless it is found that the additional ~~incentive benefit~~ is not required in order to provide for ~~affordable~~ housing costs or rents affordable to lower or moderate income households. If the City determines that the

~~additional development incentive~~ affordable housing benefit(s) requested by an applicant pursuant to this section will not have any adverse effects on coastal resources, are consistent with the LCP and California Coastal Act, and will not potentially result in a specific, adverse impact upon public health, safety, the environment or on any property listed in the California Register of Historic Resources, the City may shall grant the requested incentive-affordable housing benefits consistent with Government Code Section 65915 et seq. If the City determines that the requested incentive will have an adverse effect on coastal resources, the City shall consider all feasible alternative ~~incentives-affordable housing benefits~~, all feasible means for accommodating the proposed project, and the effects of ~~such each incentives~~ on coastal resources. The City may grant one or more of those ~~incentives-affordable housing benefits~~ that do not have an adverse effect on coastal resources, as provided by state density bonus law. If all feasible ~~incentives-benefits~~ would have an adverse effect on coastal resources, the City shall grant only that ~~additional incentive benefit~~ which is most protective of significant coastal resources.

- ~~f~~e) For the purposes of this section, "coastal resources" means any resource which is afforded protection under the policies of Chapter 3 of the Coastal Act, California Public Resources Code section 30200 et seq., including but not limited to public access, marine and other aquatic resources, environmentally sensitive habitat, and the visual quality of coastal areas.

Policy number 13, Hazards under Subsection D, "Land Use Policies" within Section VI, "Locating and Planning New Development" of the Coastal Land Use Plan, certified consistent with Resolution No. CC-1004-306, pages 7-8 (found on pages 132-133 of the LCP document) will be to read as follows:

Paragraph b shall be expanded (shown as underlined text) to incorporate policies related to sea level rise that are applicable to development projects from the Draft Safety Elements of the General Plan as follows:

- b) Adaptively manage and safeguard against rising sea levels.
- 1) Development in the Pier and Harbor area shall provide, in advance of approval, erosion and wave uprush studies, based upon projections of the range of sea level rise that can be expected (at rates ranging from 5 to 15 mm/yr) within the reasonable economic life of the structure (normally 75 years). The Director may waive such studies on the basis of information contained in a certified EIR for the Pier and Harbor area, if such EIR includes maps of all areas in the City potentially impacted by storm waves and sea level rise and such maps include elevations of such impacts and estimation of likelihood of such events. All structures shall be sited and designed to minimize destruction of life and property during likely inundation events.
 - 2) New development shall locate habitable areas and essential buildings above the highest water level expected during the life of the project or structure, based on Figure D-1 and Figure D-2.
 - 3) Integrate nature-based solutions into sea level rise adaptation strategies, including the construction of living shorelines, which are made of plants, sand, or rock that can grow over time to provide both wildlife habitat and natural resilience, rather than artificial structures.
 - 4) Integrate sea level rise projections and analyses into City development and environmental review processes.
 - 5) Require structures, including City-owned structures, along the coast to be built or upgraded to withstand strong wave action from storm surge.

Paragraph e shall be expanded (shown as underlined text) to incorporate policies related to tsunamis that are applicable to development projects from the Draft Safety Elements of the General Plan as follows:

- e) Require new development projects to determine tsunami runup potential at the project site, prior to development. All development located within the tsunami inundation zone as identified by the most recent state or local California Emergency Management maps or, below elevation 15 feet

above mean sea level shall provide information concerning the height and force of likely tsunami run-up on the property. The Director may waive this requirement if he or she determines that accurate maps concerning the extent, velocity and depth of likely tsunami run-up is available in a certified EIR that addresses all pier, harbor, and beach areas of the City. The Director shall require all development located within a possible tsunami run-up zone to require specific measures to prevent tsunami related damage, including a site-specific evacuation and emergency response program for tsunamis. Install, as appropriate, warning systems and other measures to minimize loss of life due to a tsunami.

Figure D-1: Sea Level Rise in Redondo Beach by 2050



Figure D-2: Sea Level Rise in Redondo Beach by 2100

