

Exhibit D – Proposed Amendments to Title 10 Chapter 1 (Subdivisions) –
Track Changes

Amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions of the Redondo Beach Municipal Code.

Amendments to Chapter 1, Subdivisions

Amendments to Article 5, Tentative Maps

Section 10-1.504 Decisions and reports

Section 10-1.504, Decisions and reports will be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (a) Subdivision of not more than three parcels or 15 condominium units on any lot or combination of adjacent lots or any subdivision defined as an “Affordable Housing Project – Housing Element” located on an “Affordable Housing Site – Housing Element”. If the Community Development Director, or his/her assigned, finds that the map for a subdivision of not more than three parcels or 15 condominium units on any lot or combination of adjacent lots or any subdivision defined as an “Affordable Housing Project – Housing Element” located on an “Affordable Housing Site – Housing Element” meets the requirements of this chapter and the Map Act, the Community Development Director, or his/her assigned, shall approve a map of the subdivision within 50 days after the certification of the environmental impact report, adoption of a negative declaration, or a determination by the City that the project is exempt from the requirements of the California Environmental Quality Act. If the Community Development Director, or his/her assigned, finds that the map does not meet the requirements of this chapter or the Map Act, the Community Development Director, or his/her assigned, shall disapprove or conditionally approve the map within such time. Dedications and reservations of property and on-site and off-site improvements may be required by the Community Development Director, or his/her assigned, as a condition of approval as authorized by the Subdivision Map Act and this chapter. Written notice of the decision shall be given to the subdivider.

Subsection (b) will be amended to read:

- (b) Subdivisions of four or more parcels or creating 16 condominium units or more on any lot or combination of lots excluding any subdivision defined as an “Affordable Housing Project – Housing Element” located on an “Affordable Housing Site – Housing Element”. In the case of subdivisions of four or more parcels or creating 16 or more condominium units on any lot or combination of lots excluding any subdivision defined as an “Affordable Housing Project – Housing Element” located on an “Affordable Housing Site – Housing Element”, the Commission shall review the recommendations and, if it finds that the map meets the requirements of this chapter and the Map Act, the Commission shall approve the map of the subdivision within 50 days after certification of the environmental impact report, adoption of a negative declaration, or a determination by the City that the project is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, unless such time is extended by mutual agreement with the subdivider in accordance with Government Code Section 65957. If the Commission finds that the map does not meet the requirements of this chapter or the Map Act, the Commission shall disapprove or conditionally approve the map within such time.

Section 10-1.1010 Community Development Director or Commission decisions

Section 10-1.1010, Community Development Director or Commission decisions will be revised (shown as strike through and underlined text) as follows:

Subsection (a) will be amended to read:

- (a) Subdivision of not more than three parcels or 15 condominium units on any lot or combination of lots or any subdivision defined as an “Affordable Housing Project – Housing Element” located on an “Affordable Housing Site – Housing Element”. If the Community Development Director, or his/her assigned, finds that the parcel map for a subdivision of not more than three parcels or 15 condominium units on any lot or any combination of lots or any subdivision defined as an “Affordable Housing Project – Housing Element” located on an “Affordable Housing Site – Housing Element” meets the requirements of this chapter and the Map Act, the Community Development Director, or his/her assigned shall approve the parcel map within 50 days after the certification of the environmental impact report, adoption of a negative declaration, or a determination by the City that the project is exempt from the requirements of the California Environmental Quality Act. If the Community Development Director, or his/her assigned, finds that the parcel map does not meet the requirements of this chapter or the Map Act, the Community Development Director shall disapprove or conditionally approve the parcel map within such time. Dedications and reservations of property and on-site and off-site improvements may be required by the Community Development Director as a condition of approval as authorized by the Subdivision Map Act and this chapter. Written notice of the decision shall be given to the subdivider.
- (1) Appeals to the Commission. The decision of the Community Development Director may be appealed to the Commission in the manner as provided in Section 10-1.504(a)(1)10-1.504(a)(1) of this chapter.

Subsection (b) will be amended to read:

- (b) Subdivision of four or more parcels or 16 condominium units on any lot or combination of lots excluding any subdivision defined as an “Affordable Housing Project – Housing Element” located on an “Affordable Housing Site – Housing Element”. In the case of subdivisions of four or more parcels or 16 condominium units on any lot or combination of lots excluding any subdivision defined as an “Affordable Housing Project – Housing Element” located on an “Affordable Housing Site – Housing Element”, the Commission shall review the recommendations and testimony and, if the Commission finds that the parcel map meets the requirements of this chapter and the Map Act, it shall approve the parcel map within 50 days after certification of the environmental impact report, adoption of a negative declaration, or a determination by the City that the project is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, unless such time is extended by mutual agreement with the subdivider in accordance with Government Code Section 65957. If the Commission finds that the map does not meet the requirements of this chapter or the Map Act, it shall disapprove or conditionally approve the parcel map within such time.

