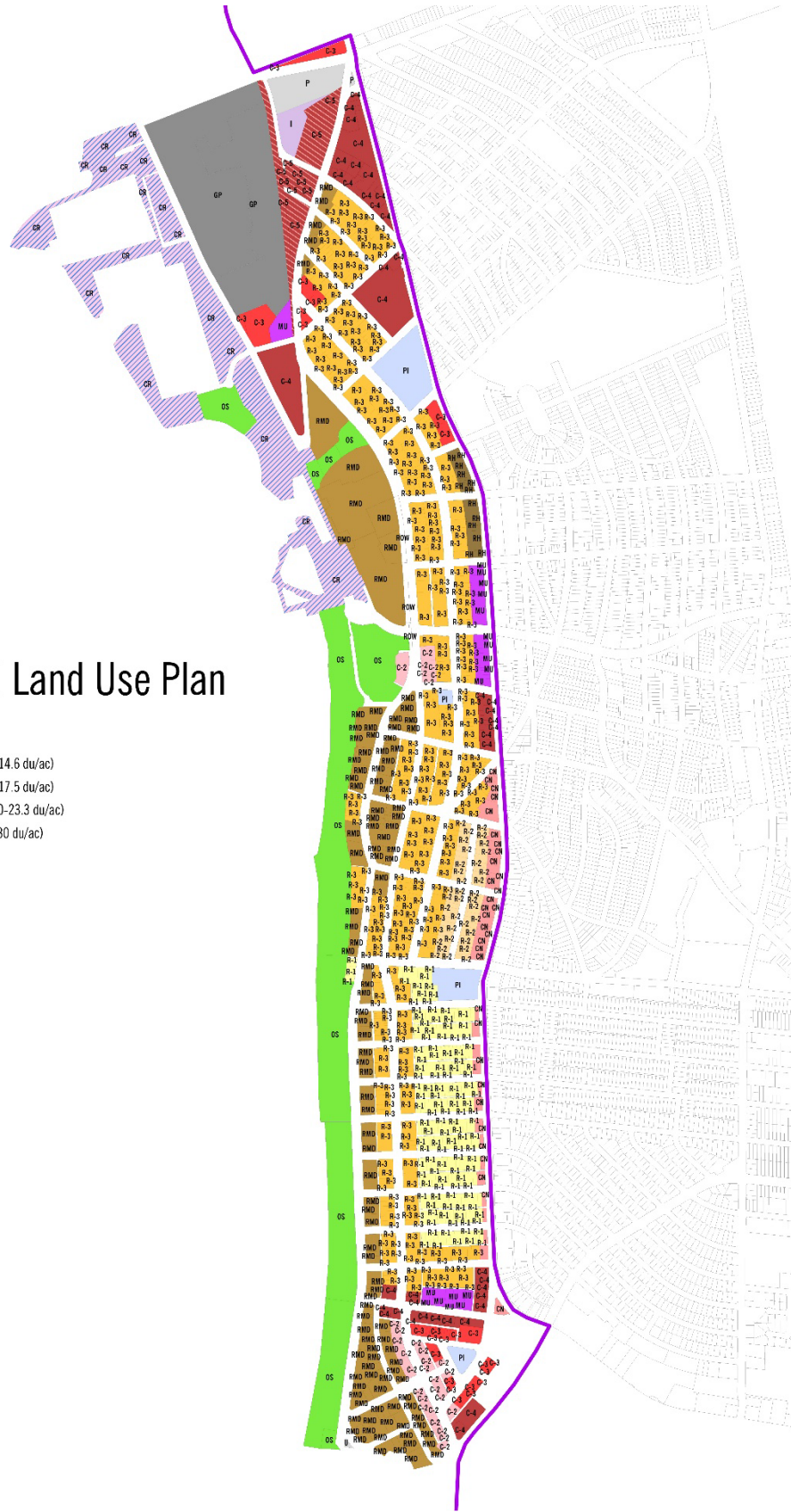


**RESOLUTION NO. CC-XXXX-XXX
REDONDO BEACH AMENDMENT TO THE COASTAL LAND USE PLAN OF THE
CITY'S LOCAL COASTAL PROGRAM TO IMPLEMENT AND MAKE CONSISTENT
WITH THE GENERAL PLAN LAND USE ELEMENT UPDATE**

“Exhibit A”



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 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) and Resolution No. CC-0805-46 (Nov 2024), page 2 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 community services or non-profit service uses (including religious worship, assembly, and group kitchen/cafeteria facilities) in addition to the uses described above. This site permits a maximum height of 45 feet (3 stories), a minimum floor

~~area ratio of 0.35 and~~, a maximum floor area ratio of ~~0.7-0.50~~ 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, a maximum height of 45 feet (3 stories), ~~minimum floor area ratio of 0.35~~, a maximum floor area ratio of ~~1.00-0.50~~ 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.
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 (Resolution No. CC-0805-46, pages 6-7 (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 all buildings on a lot 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. The maximum floor area ratio of all buildings on a lot is 0.75.

- 3) *A new line, after “4. Riviera Village Public Parking...” on page 7 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 page 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 (UP) 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.

- 4) *The Maximum building density for subarea 3b (Mole B) within the Commercial Recreation (CR) designation, defined on page 13 of Resolution No. CC-0805-46 (found on page 175 of the LCP document) will be revised to align with the General Plan maximum building density for park and open spaces. Additions are shown as underlined text while deletions are shown as strike-through text as follows:*

Maximum Building Density

- The floor area ratio (FAR) on master leasehold areas, or on sites than are not master on combined sites in sub-areas 3a and 3c shall not leasehold areas, or development exceed 0.35, except that FAR bonuses may be permitted as allowed in the Zoning Ordinance for inclusion of hotels and/or offices above the ground floor and/or for provision of substantial and high quality public amenities, public spaces, and public improvements. Maximum FAR with bonuses shall not exceed 0.65. The future intensity of which be allowed to occur within the area will be determined on case-by-case review basis, through the established public review process, as individual proposal area received. Notwithstanding the above, FAR shall not exceed 0.25 in sub-area 3c.
- The floor area ratio (F.A.R) shall not exceed ~~0.25~~ 0.20 in subarea 3b (Mole B).
- Cumulative development for Commercial Recreation district sub-areas 1-4 shall not exceed a net increase of 400,000 square feet of floor area based on existing land use on April 22, 2008.