

RESOLUTION NO. CC-2410-107

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING THE COASTAL LAND USE PLAN OF THE CITY'S LOCAL COASTAL PROGRAM TO IMPLEMENT THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT AND OTHER AMENDMENTS REGARDING RESIDENTIALLY DESIGNATED PROPERTIES NOT IDENTIFIED AS PROGRAM ACTIONS IN THE CITY'S HOUSING ELEMENT.

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 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. The areas under consideration in the General Plan included portions of the City's Certified Local Coastal Program and Coastal Zone; 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, including consideration for areas within the Local Coastal Program and Coastal Zone; 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 whom served as the Chair, and each Council Member appointed five (5) members, three (3) of whom 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 focused 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, including land use and policy changes that would need to be reflected in the Coastal Land Use Plan of the Certified Local Coastal Program; and

WHEREAS, on February 29, 2024 the City's Draft General Plan document, included proposed policy and Coastal Zone amendments that would need to be reflected in the Local Coastal Program and Coastal Land Use Plan, 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; and

WHEREAS, concurrently with the City's work on the Focused General Plan Update work was also initiated on the City's 6th Cycle 2021-2029 Housing Element; and

WHEREAS, the City's 6th Cycle 2021- 2029 Housing Element presents a framework for meeting the housing needs of existing and future resident populations within the City based on the Regional Housing Needs Allocation (RHNA) of 2,490 units. While the RHNA allocation is 2,490 units, when accounting for a credit of 451 units and 240 anticipated ADUs, the total need with a 10% buffer is 1, 944 units; and

WHEREAS, the 6th Cycle 2021- 2029 Housing Element identifies strategies and programs to conserve and improve existing affordable housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner; and

WHEREAS, the 6th Cycle 2021- 2029 Housing Element actualizes the noted strategies and programs with proposed additional residential densities within mixed- use designations, residential recycling, residential overlays in commercial and industrial zones, and residential development on religious properties through coordination with nonprofit organizations; and

WHEREAS, the City Council, at its duly noticed public meetings on April 20, May 4, May 11, and May 18, 2021, at which time all interested parties were given an opportunity to be heard and to present evidence, considered multiple land plans for the purpose of identifying housing sites throughout the City that would accommodate the City's RHNA; and

WHEREAS, the City Council at its duly noticed public meeting on June 15, 2021 approved a draft land use plan that identified housing sites that can accommodate the City's RHNA and other land use changes including proposed changes within the coastal zone; and

WHEREAS, the City Council held a duly noticed public hearing on July 5th, 2022, at which time it considered evidence presented by staff, the consultant, and other interested parties and adopted the revised City of Redondo Beach 6th Cycle 2021-2029 Housing Element, incorporating the amendments recommended by the California Department of Housing and Community Development (HCD) and submitted the revised Housing Element to HCD on July 11, 2022; and

RESOLUTION NO. CC-2410-107

REDONDO BEACH AMENDMENT TO THE COASTAL LAND USE PLAN OF THE CITY'S LOCAL COASTAL PROGRAM TO IMPLEMENT THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT AND OTHER AMENDMENTS REGARDING RESIDENTIALLY DESIGNATED PROPERTIES NOT IDENTIFIED AS PROGRAM ACTIONS IN THE CITY'S HOUSING ELEMENT

WHEREAS, on September 1, 2022, the State Department of Housing and Community Development (HCD) issued a letter certifying the City's 6th Cycle 2021-2029 Housing Element and noting that the City must continue timely and effective implementation of all programs; and

WHEREAS, the City's Coastal Land Use Plan of the Local Coastal Program is consistent with, supports, and serves to implement the Coastal Act and Programs 8, 9, 10, and 13 of the City's certified 6th Cycle 2021-2029 Housing Element; and

WHEREAS, program 8 does not identify any properties requiring rezoning in the coastal zone, but it commits to allowing housing by-right on properties identified in the Housing Element sites inventory, where no rezoning was required, if the property meets certain conditions; and

WHEREAS, program 9 ensures nondiscretionary processing for nonvacant sites that were identified in the City's previous housing element; and

WHEREAS, program 10 requires replacement housing consistent with State law; and

WHEREAS, program 13 commits to update the zoning ordinance to comply with multiple state laws and implement the City's General Plan; and

WHEREAS, the updates to the City's Zoning Ordinances and Local Coastal Program (LCP), including the Coastal Land Use Plan and Zoning Ordinance for the Coastal Zone, required for consistency with the General Plan are also consistent with, support, and serve to implement the City's Housing Element inclusive of the "Housing Sites" and "Housing Programs", and also serve to update the City's Zoning Ordinances and LCP consistent with State Housing Laws and the California Coastal Act; and

WHEREAS, on August 1, 2024 the City's Updated Draft General Plan, Draft Zoning Ordinances, and Draft Local Coastal Program, including the Coastal Land Use Plan and Zoning Ordinance for the Coastal Zone, were released for comment on the City's website, allowing the public and other interested parties to comment directly on the draft documents; and

WHEREAS, on June 20, August 1, and August 15, 2024 the Planning Commission held multiple duly noticed public hearings to take testimony from staff, the public and other interested parties, and to deliberate on updates to the City's General Plan Land Use, Open Space & Conservation, Noise, and Safety Element, and revisions to the City's Zoning Ordinances and LCP, including the Coastal Land Use Plan and Zoning Ordinance for the Coastal Zone, required for consistency and to implement the City's Housing Element; and

WHEREAS, on September 19, 2024 the Planning Commission held a final duly noticed public hearing and completed its 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 LCP, including the Coastal Land Use Plan and Zoning Ordinance for the Coastal Zone, required for consistency and to implement the City's Housing Element, and took testimony from staff, the public and other interested parties, and considered the associated Draft Program Environmental Impact Report and made the following recommendations:

1. That the City Council certify pursuant to the CEQA, the Final Program Environmental Impact Report inclusive of its referenced appendices for the "Redondo Beach Focused General Plan Update, Zoning Ordinance Updates and Local Coastal Program Amendments", approve appropriate findings, a statement of overriding considerations, and mitigation monitoring and reporting program; and
2. 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 certain proposed changes and edits as set forth in Planning Commission Resolution No. 2024-09-PCR-09; and
3. That the City Council adopt amendments to the Redondo Beach Municipal Code, Title 10, Planning and Zoning, Chapter 1, Subdivisions, Chapter 2 Zoning and Land Use, Chapter 5 Coastal Land Use Plan Implementing Ordinance to make consistent the General Plan Update and to implement the 6th Cycle 2021-2029 Housing Element inclusive of the zoning amendments for implementing "Housing Sites" and "Housing Programs"; and
4. That the City Council adopt amendments to the City of Redondo Beach's Coastal Land Use Plan of the Local Coastal Program to make consistent the General Plan Update and to implement the 6th Cycle 2021-2029 Housing Element inclusive of the zoning amendments for implementing "Housing Sites" and "Housing Programs";

WHEREAS, pursuant to CEQA, 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, including the Coastal Land Use Plan and Zoning Code for the Coastal Zone; and

WHEREAS, the overall purpose of the 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, including the Coastal Land Use Plan and Zoning Code for the Coastal Zone that are required for consistency purposes and to implement the City's certified 6th Cycle 2021-2029 Housing Element; and

RESOLUTION NO. CC-2410-107

REDONDO BEACH AMENDMENT TO THE COASTAL LAND USE PLAN OF THE CITY'S LOCAL COASTAL PROGRAM TO IMPLEMENT THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT AND OTHER AMENDMENTS REGARDING RESIDENTIALLY DESIGNATED PROPERTIES NOT IDENTIFIED AS PROGRAM ACTIONS IN THE CITY'S HOUSING ELEMENT

WHEREAS, the 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 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 had released the Draft PEIR addressing potential impacts associated with the Redondo Beach Focused General Plan Update, Zoning Ordinance Update and Local Coastal Program Amendment, including the Coastal Land Use Plan and Zoning Code for the Coastal Zone(proposed project) for a 47-day review period beginning on August 1, 2024, and ending on September 16, 2024; and

WHEREAS, the City timely received 18 written comments on the Draft PEIR; and

WHEREAS, all comments timely received on the Draft PEIR have been responded to and are included in the Final PEIR, which consists of the Draft EIR, responses to comments timely received on the Draft PEIR, and clarifications/revisions to the Draft EIR; and

WHEREAS, on October 1, 15, and 29, 2024, and November 5, 2024, the City Council, at duly noticed public hearings, considered the Project and the Draft and Final PEIR, at which times the City staff presented its reports and interested persons had an opportunity to be heard and to present evidence regarding the Project and the Final PEIR; and

WHEREAS, at their duly noticed public hearing on October 15, 2024, City Council directed staff to move forward with the Housing Element implementation related General Plan, Zoning Ordinances, and Local Coastal Program Amendments, including the Coastal Land Use Plan and Zoning Code for the Coastal Zone to comply with the statutory deadline of February 12, 2025 and defer other proposed nonresidential amendments for later consideration. Additionally, City Council directed City staff to include other residential amendments not required by the City’s Housing Element that change residential capacity at the same time as the Housing Element related amendments; 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 including the Coastal Land Use Plan and Zoning Code for the

Coastal Zone required for consistency with the General Plan, Coastal Act and implementing the Housing Element.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH DOES HEREBY FIND AS FOLLOWS:

1. That the amendments to the Coastal Land Use Plan of the City's Certified Local Program are consistent with the California Coastal Act.
2. That the amendments to the Coastal Land Use Plan of the City's Certified Local Program are consistent with and serve to implement the City's certified 6th Cycle 2021-2029 Housing Element.
3. That the amendments to the Coastal Land Use Plan of the City's Certified Local Program are necessary to facilitate the development of affordable housing in the community consistent with State housing law.
4. That the City Council considered the information contained in the Final Program Environmental Impact Report for the proposed amendments to the Coastal Land Use Plan of the City's Certified Local Program, and the City Council certified the Final Program Environmental Impact Report (State Clearinghouse Number 2023050732), adopted findings pursuant to the California Environmental Quality Act, adopted a Statement of Overriding Considerations, and adopted a Mitigation Monitoring and Reporting Program.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the above recitals and findings are true and correct, and are incorporated herein by reference as if set forth in full.

SECTION 2. PUBLIC COMMENT. That agencies and interested members of the public have been afforded ample notice and opportunity to comment on the Final PEIR and the proposed amendments to the Coastal Land Use Plan of the City's Certified Local Coastal Program.

SECTION 3. FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT. That the City Council considered the information contained in the Final Program Environmental Impact Report for the proposed amendments to the Coastal Land Use Plan of the City's Certified Local Coastal Program, and the City Council certified the Final Program Environmental Impact Report (State Clearinghouse Number 2023050732), adopted findings pursuant to the California Environmental Quality Act, adopted a Statement of Overriding Considerations, and adopted a Mitigation Monitoring and Reporting Program, and directed City staff to implement and monitor the mitigation measures, and file a Notice of Determination as set forth in Public Resources Code Section 21152.

SECTION 4. COASTAL LAND USE PLAN AMENDMENT. That the City Council adopt a Coastal Land Use Plan Amendment to update the City's Certified Local Coastal Program to make consistent with the Coastal Act, the City's General Plan, and implement the City's certified 6th Cycle 2021-2029 Housing Element as well as other amendments regarding residentially designated properties, which amendments are not identified as program actions in the City's Housing Element, in accordance with the proposed changes/edits attached as "Exhibit A".

SECTION 5. SEVERANCE. If any section, subsection, sentence, clause, or phrase of this amendment to Update the Coastal Land Use Plan of the City's Certified 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 of the Coastal Land Use Plan of the City's Certified Local Coastal Program. The City Council declares that it would have passed this amendment to Update the Coastal Land Use Plan of the City's Certified 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.

[THIS SECTION INTENTIONALLY LEFT BLANK]

PASSED, APPROVED AND ADOPTED this 5th day of November, 2024.

James A. Light, Mayor

APPROVED AS TO FORM:

ATTEST:

Michael W. Webb, City Attorney

Eleanor Manzano, CMC, City Clerk

CERTIFICATION

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

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that Resolution No. CC-2410-107 was passed and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 5th day of November, 2024, and there after signed and approved by the Mayor and attested by the City Clerk, and that said resolution was adopted by the following vote:

AYES:

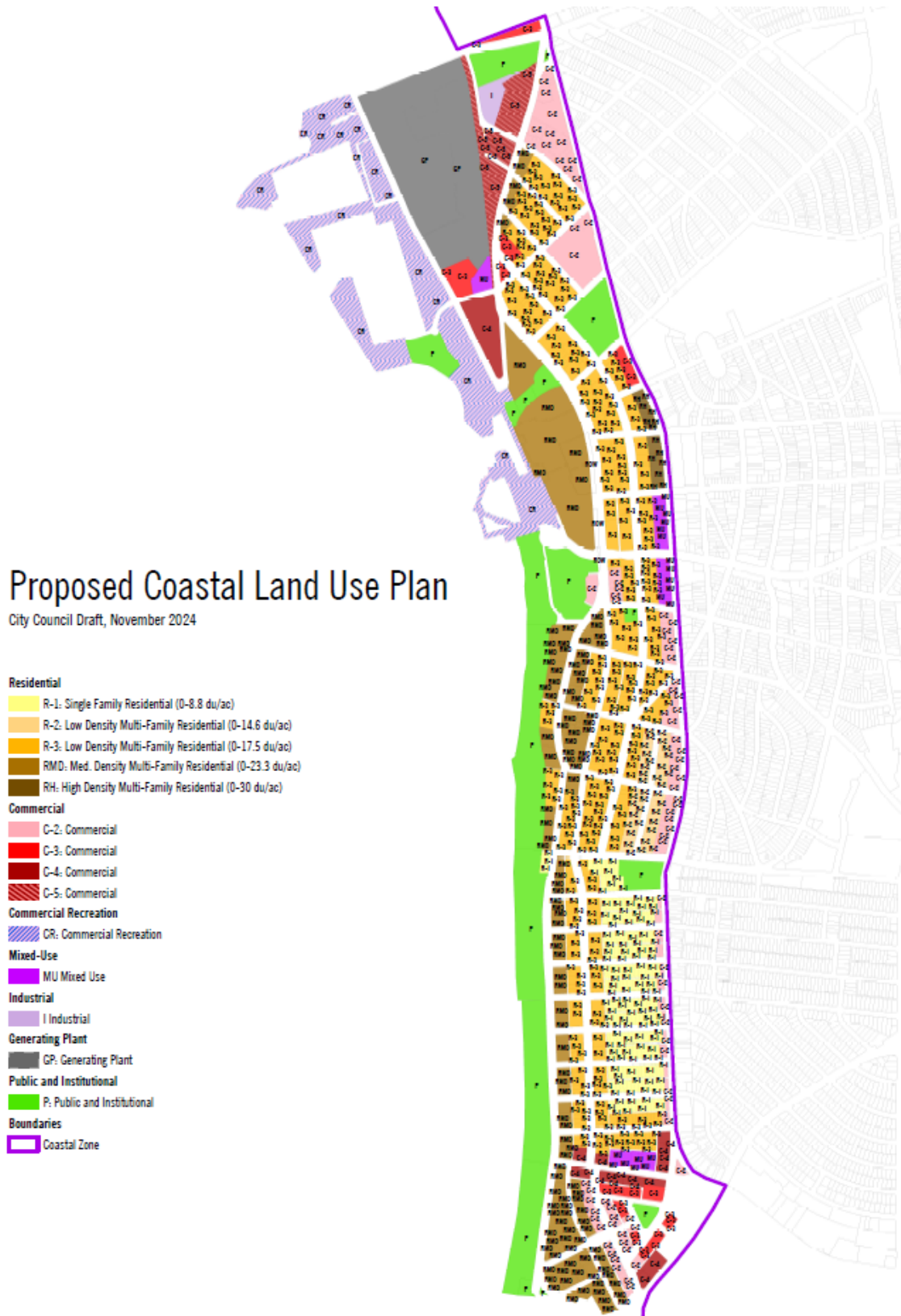
NOES:

ABSENT:

ABSTAIN:

Eleanor Manzano, CMC
City Clerk

Exhibit H. Proposed Coastal Land Use Plan Map



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)~~ 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 "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 maximum floor area ratio of 0.7 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 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~~ 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.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING THE COASTAL LAND USE PLAN OF THE CITY'S LOCAL COASTAL PROGRAM TO IMPLEMENT THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT AND OTHER AMENDMENTS REGARDING RESIDENTIALLY DESIGNATED PROPERTIES NOT IDENTIFIED AS PROGRAM ACTIONS IN THE CITY'S HOUSING ELEMENT.

~~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.