



# Administrative Report

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J.2., File # 24-1381

Meeting Date: 8/15/2024

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**To: PLANNING COMMISSION**

**From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR**

## **TITLE**

PUBLIC HEARING TO CONTINUE DELIBERATIONS ON UPDATES TO THE CITY'S GENERAL PLAN LAND USE, OPEN SPACE & CONSERVATION, NOISE, AND SAFETY ELEMENT, AND TO INTRODUCE REVISIONS TO THE CITY'S ZONING ORDINANCES AND LOCAL COASTAL PROGRAM (LCP) REQUIRED FOR CONSISTENCY AND TO IMPLEMENT THE CITY'S HOUSING ELEMENT

## **RECOMMENDATION:**

1. Open the public hearing, administer oath, take testimony from staff, the public and other interested parties, and deliberate; and
2. Continue the public hearing to September 19, 2024.

## **EXECUTIVE SUMMARY**

The Planning Commission is required to review updates to the General Plan, along with any associated Zoning Ordinances and Local Coastal Program amendments required for consistency, and make recommendations to the City Council pertaining to its adoption. Updates to the General Plan, Zoning Ordinances, and Local Coastal Program, along with the Environmental Impact Report, are tentatively scheduled for final consideration by the Planning Commission on September 19, 2024. The City Council will review and take action on the General Plan, Zoning Ordinances, and Local Coastal Program amendments in October 2024.

At the June 20, 2024 Planning Commission meeting, staff provided a high-level introductory overview (Discussion Item) of the pending updates to the City's General Plan Land Use Element, Open Space and Conservation Element, Safety Element, and Noise Element along with associated Zoning Ordinance and Local Coastal Program amendments required for consistency and to implement the Housing Element. Attached to this report is a copy of the June 20, 2024 Administrative Report (inclusive of attachments).

At the August 1, 2024 Special Meeting of the Planning Commission, staff introduced a public hearing item with the specific updates to the City's General Plan Land Use, Open Space & Conservation, Noise, and Safety Elements and requested that the Planning Commission receive public testimony, review, deliberate, and make recommendations on the proposed updates and continue the public hearing to their next regular scheduled meeting on August 15, 2024 for further consideration. The Planning Commission reached consensus on a number edits and recommended changes to multiple

Goals, Policies, and Implementation Measures within the Land Use and Open Space & Conservation Elements. A track changes version of the General Plan, incorporating the Planning Commission's proposed modifications, will be included in the packet for the September 19, 2024 public hearing. Additionally, concerning the Floor Area Ratio (FAR) in the Public Institutional Zone, Staff is still conducting the requested research and anticipates having additional information on this matter to the Planning Commission as a Blue Folder item prior to the August 15, 2024 meeting.

At this August 15, 2024 continued public hearing, Staff will introduce the specific Zoning Ordinance and Local Coastal Program amendments required for consistency and to implement the Housing Element. Staff is requesting that the Planning Commission take public testimony, review, deliberate, and make recommendations on the proposed amendments to the Zoning Ordinance, Coastal Zoning Ordinance, and Local Coastal Program required for consistency and implementing the Housing Element and continue the public hearing to the next regular scheduled meeting on September 19, 2024 for final Planning Commission consideration and recommendations to the City Council.

The Planning Commission may make recommendations on the proposed modifications to the draft Zoning Ordinances which can be compiled for consideration by the City Council at a later date.

Attached to this report are the following documents which first summarize and then detail the proposed amendments to the Zoning Ordinances and Local Coastal Program.

1. Description of Proposed Amendments to Title 10 Planning and Zoning of the Redondo Beach Municipal Code.
  - Summarizes all the Housing Element Programs and the required Zoning Ordinance amendments to implement the Housing Element.
2. Attachment A: Proposed Amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions of the Redondo Beach Municipal Code.
  - Details all specific amendments with strikethroughs and underlines.
  - All specific amendments required by the Housing Element.
3. Attachment B: Proposed Amendments to Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use (Inland) of the Redondo Beach Municipal Code.
  - Details all specific amendments with strikethroughs and underlines.
  - All amendments required by the Housing Element, State Law, and General Plan consistency.
4. Attachment C: Proposed Amendments to Title 10 Planning and Zoning, Chapter 5 Coastal Land Use Plan Implementing Ordinance of the Redondo Beach Municipal Code.
  - Details all specific amendments with strikethroughs and underlines.
  - All amendments required by the Housing Element, State Law, and General Plan consistency.
5. Local Coastal Program Amendments
  - Details all specific amendments with strikethroughs and underlines.
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The above listed/attached five (5) documents are also posted on the City's PLANredondo webpage and allow for comments from the public to be made on each of the documents. Staff will provide any comments from the public on the proposed amendments as a Blue Folder item prior to the August 15, 2024 public hearing.

In addition to the attachments noted above that detail the specific proposed Zoning Ordinance and Local Coastal Program amendments, two (2) map sets are also attached:

1. Maps illustrating the City's current zoning, proposed zoning, and proposed zoning with areas of change; and
2. Maps illustrating the City's Current Coastal Land Use Map and Proposed Coastal Land Use Map.

The BACKGROUND section below presents a brief summary of the proposed Zoning Ordinance and Local Coastal Program amendments which are detailed in the attachments noted above.

### **BACKGROUND**

Updates to Title 10 Planning and Zoning of the City's Municipal Code including the City's Subdivision Ordinance (Chapter 1), Zoning Ordinance (Chapter 2), and Coastal Land Use Plan Implementing Ordinance (Chapter 5) include modifications required for consistency with the proposed General Plan, recently adopted Housing Element, and by recent changes in State Law.

The amendments to Title 10 Planning and Zoning of the Municipal Code codify the community's vision as established in the General Plan Update, implements key General Plan concepts, and realizes requirements of the 2021-2029 Housing Element. The table below summarizes the proposed amendments to Title 10 Planning and Zoning generally, while the attachments describe in detail what changes are implemented in Title 10, how they are implemented, and why the changes are required.

- Attachment A includes the proposed amendments to the Subdivision Ordinance (Title 10, Chapter 1)
- Attachment B includes the proposed amendments to the Zoning Ordinance (Title 10, Chapter 2)
- Attachment C includes the proposed amendment to the Coastal Land Use Plan Implementing Ordinance, also referred to as the Zoning Ordinance for the Coastal Zone (Title 10, Chapter 5).

### **General Summary of Zoning Updates (Inland and Coastal) and Local Coastal Program Updates**

The following list categorizes and summarizes the proposed amendments to the Subdivision Ordinance, Zoning Ordinance, Zoning Ordinance for the Coastal Zone, and Local Coastal Program. The proposed amendments fall into two (2) categories:

1. Requirement for implementing the Housing Element and State Law; and
2. Requirement for consistency with and implementing the proposed General Plan Update.

The attachments noted above detail the specific proposed amendments and provide summaries of all

the Housing Element Programs which drive many of the amendments summarized below.

1. **Required for Implementing the Housing Element and State Laws**

**Subdivision Ordinance Updates:**

- Administrative Process for Subdivisions with up to 15 Condominium Units:
  - Amendments to the Subdivision Ordinance will change the required entitlements for subdivisions above three (3) units to subdivisions above 15 units for requiring a Planning Commission Design Review.
  - Subdivisions of up to 15 condominium units will be processed administratively with an Administrative Design Review.
    - ***Required to implement Housing Element Programs 9 and 13.***

**Zoning Ordinance Updates (Inland and Coastal):**

- Map Updates:
  - Amendments to the zoning map align zoning designations on all properties with the land use map changes identified in the General Plan Update to the Land Use Element.
    - ***Many of the map updates implement Housing Element Program 8 and identify the required "Housing Sites".***
- New Affordable Housing Overlay Zone (Inland Zoning Ordinance Only):
  - The new affordable housing overlay (AHO) zone implements the residential overlay areas identified in the Land Use and Housing Elements including the following sites: North Tech, South of Transit Center, South Bay Marketplace, Kingsdale, 190th Street and FedEx.
  - The AHO establishes a minimum density of 20 du/ac and a maximum of 55 du/ac and requires that the minimum density established by the AHO prevail over any minimum density standards of the underlying zone.
  - The AHO provides options to cluster development to incentivize housing production and allow for the preservation of existing uses.
  - The AHO also allows for 100 percent residential projects as well as mixed use projects with residential and non-residential uses, provided 50 percent or more of the total floor area for the proposed project is for residential uses.
  - The AHO also provides additional incentives for projects that include at least 20 percent of units affordable to lower income households including an administrative design review process that is exempt from discretionary review, and a reduction in the amount of public open space a project must provide.
    - ***Required to implement Housing Element Program 8 and identify the required "Housing Sites".***
- Updates to Residential High (RH) zones:
  - Increase the allowable density in all Residential High (RH) zones from 28 du/ac to 30 du/ac. In the RH-3 zone establish a minimum density of 20 du/ac for all sites identified on Table B-2 of the Housing Element.
    - ***Required to implement Housing Element Program 8 and 9.***
- Updated Mixed Use 3a and 3c:



- The proposed General Plan redesignates several existing MU-3 areas as MU-1, and reduces the allowable density from 35 to 30 du/ac.
- These areas will be implemented by MU-3a and MU-3c zones, which will be updated to reflect the change in density.
- This change was anticipated in the housing element and sites located in the MU-3a zone were identified on Table B-2 in anticipation of this zoning change to reduce the maximum density.
- A provision will also be added to the MU-3a zone to establish a minimum density of 20 du/ac for all sites identified on Table B-2 of the Housing Element.
  - **Changes to MU-3a Required to implement Housing Element Programs 8 and 9.**
- Minimum Density for Housing Element Sites:
  - New requirements for a minimum density of 20 dwelling units per acre for all sites identified in Table B-2 of the Housing Element that are used to satisfy low or very low-income requirements as part of the City’s Regional Housing Needs Allocation (RHNA) (these are described under the applicable zones above).
    - **Required to implement Housing Element Program 8 and 9.**
- Permitted Uses:
  - Specifically allow employee housing, supportive housing, and transitional housing as a residential use, subject to the same standards as other residential uses, in all districts where residential uses are allowed.
  - Establish Special Use Regulations for supportive housing.
    - **Required to implement Housing Element Program 13.**
- Permitted Uses:
  - Specifically allow low barrier navigation centers as permitted uses in all mixed-use zones and industrial or commercial zones where the Affordable Housing Overlay is applied.
  - Establish Special Use Regulations for low barrier navigation centers.
    - **Required to implement Housing Element Program 13.**
- Permitted Uses:
  - Conditionally allow Single Room Occupancy (SRO) housing in all C-4 zones.
  - Establish Special Use Regulation for SROs.
    - **Required to implement Housing Element Program 13.**
- Adjustments to Parking Requirements:
  - Parking standards for multi-family residential development will be changed from 2 spaces for each unit to 1 space for each studio/0-bedroom unit, 1.5 spaces for each 1-bedroom unit, and 2 spaces for each unit with 2 or more bedrooms.
  - Parking requirements for Emergency Shelters will be established based on staffing levels only by changing the standard from one space for each 250 square feet of gross floor area, to one parking space per employee on site at the same time.
  - Parking will not be required for permanent supportive housing within ½ mile of a major public transit stop.
    - **Required to implement Housing Element Program 13.**

- Administrative Permitting of More Types of Housing and By-Right Approval for Qualifying Projects:
  - Increase the maximum size of multiple-family housing projects that are permitted administratively in multi-family zones from 3 units to 15 units. The number of units permitted is dependent on the density allowed in the underlying zoning district.
  - All projects identified as a reused site in Table B-1, or listed on Table B-2 of the Housing Element that provide capacity for units affordable to lower income households (including both low and very low categories) and provide at least 20 percent of units affordable to lower income households shall be permitted by right, exempt from discretionary review, subject to administrative design review and shall be approved if found compliant with objective standards.
    - **Required to implement Housing Element Programs 9 and 13.**
- Definitions:
  - Updates to definitions and new definitions for several terms. The following terms have been added or updated to comply with State Laws: Employee housing; Family; Household; Household, lower income; Low barrier navigation center; Residential care facility, limited; Single room occupancy (SRO) housing; Supportive housing; Target population; Transitional housing.
  - The following terms have been added or updated to clarify the intent of other changes in the Zoning Ordinance: Affordable housing overlay (AHO) project (Inland Zoning Ordinance Only); Affordable housing overlay (AHO) site (Inland Zoning Ordinance Only); Floor area, gross; Mixed-use, horizontal; Mixed-use, vertical.
    - **Required to implement Housing Element Program 13.**
- Density Bonus Update:
  - Updates to the density bonus ordinance to align with State Law.
    - **Required to implement Housing Element Program 13.**
- New Article to Address Replacement Housing:
  - New requirements to provide replacement housing units consistent with State Laws.
    - **Required to implement Housing Element Program 10.**
- Reasonable accommodation requirements:
  - New regulations to implement reasonable accommodation requirements consistent with the 2021-2029 Housing Element.
    - **Required to implement Housing Element Program 13.**

**Local Coastal Program Updates:**

- Updates to Residential High (RH) district:
  - Increase the allowable density in all Residential High (RH) districts from 28 du/ac to 30 du/ac. In the RH-3 zone establish a minimum density of 20 du/ac for all sites identified on Table B-2 of the Housing Element.
    - **Required to implement Housing Element Program 8 and 9.**
- Updated Mixed Use (MU) districts:
  - The proposed General Plan redesignates several existing MU land use designations and reduces the allowable density from 35 to 30 du/ac.

- The Salvation Army and Riviera Village sites within the LCP require updating to be consistent.
  - ***Changes to MU required to implement Housing Element Programs 8 and 9.***
- Density Bonus Update:
  - Updates to the density bonus provisions within the LCP to implement the Housing Element and align with State Law.
    - ***Required to implement Housing Element Program 13.***

2. **Required for Implementing and Making Consistent with the General Plan Update**

**Zoning Ordinance Updates (Inland and Coastal):**

- Map Updates:
  - Amendments to the zoning map align zoning designations on all properties with the land use map changes identified in the General Plan Update to the Land Use Element.
    - Some of the map updates implement determined and desired changes identified during the General Plan update process to date, i.e., New Industrial Flex Overlay Zone and CN Zone.
      - ***Required to implement and be consistent with the General Plan Update.***
- New Industrial Flex Overlay Zone:
  - The new Industrial Flex Overlay zone provides standards allowing for an integrated mix of light industrial and commercial and/or office uses that contribute to the creation of a mixed-use transit node, serving as a regional draw for commercial uses and a center for new innovative jobs and high-density housing, as described in the Focused General Plan Update.
    - ***Required to implement and be consistent with the General Plan Update.***
- Updates to Regional Commercial (CR):
  - The allowable density will decrease from 35 du/ac to 30 du/ac consistent with the MU-TC land use category identified in the Focused General Plan Update.
  - This map change is located on the Galleria Mall project site, and is not anticipated to impact the entitled project or the number of affordable units planned as part of the entitled project.
    - ***Required to implement and be consistent with the General Plan Update.***
- Rename Mixed Use 2 zone:
  - The Proposed General Plan eliminates the existing Mixed Use 2 (MU-2) land use category by combining it with the MU-1 land use category. To reflect this, change the MU-2 zoning district will be renamed as MU-1a and the maximum density will be reduced from 35 to 30 du/acre, consistent with the General Plan.
    - ***Required to implement and be consistent with the General Plan Update.***
- Eliminate Mixed Use 3b zone:

- The proposed General Plan eliminates all instances of MU-3b. This category will be removed.
  - **Required to implement and be consistent with the General Plan Update.**
- Amend FAR for the AACAP Area:
  - Amend the FAR within the AACAP area from an FAR of 0.6 to and FAR of 1.5.
    - **Required to implement and be consistent with the General Plan Update.**
- Amend FAR in I-1, I-1A, I-1B, and IC-1 Industrial Zones to 1.0 FAR:
  - The FAR in I-1 and IC-1 zones will be raised from 0.70 to 1.0 FAR.
    - **Required to implement and be consistent with the General Plan Update.**
- Public FARs will be revised as required:
  - The FAR for P-PRO will be reduced from 0.25 to 0.20 FAR.
  - The FAR for P-RVP will be set at 0.75 FAR from "... shall be determined subject to Planning Commission Design Review."
    - **Required to implement and be consistent with the General Plan Update.**
- Non-conforming uses:
  - Provisions to allow for existing uses that may become non-conforming and existing non-conforming uses to remain and be rebuilt with the same number of units and square footage in specific instances.
    - **Required to implement and be consistent with the General Plan Update.**

### **Local Coastal Program Updates:**

- Map Updates:
  - Amendments to the Coastal Lan Use Plan to align districts on all properties with the land use map changes identified in the General Plan Update to the Land Use Element.
    - Some of the map updates implement determined and desired changes identified during the General Plan update process to date, i.e., CN Neighborhood Commercial and OS Parks and Open Space.
      - **Required to implement and be consistent with the General Plan Update.**
- New Commercial Neighborhood (CN) district:
  - The new Land Use Category allows for commercial districts with uses that complement adjacent residential neighborhoods. Allowed uses include retail, restaurants, personal services, office, hotel\*, kenneling\*, and similar uses. The intent of this designation is to provide goods and services that meet the needs of residents and businesses.
  - CN Commercial Neighborhood: The maximum floor area ratio is 0.5 and the maximum building height is two stories (30 feet).
    - **Required to implement and be consistent with the General Plan Update.**

***Update.***

- Updates to Public or Institutional district:
  - Districts entitled Parks and Open Space (OS), Utility (U), and Public/Institutional (PI) updated the existing single Public or Institutional (P) district to accurately reflect the existing uses consistent with the General Plan Update.
    - ***Required to implement and be consistent with the General Plan Update.***
- Updates to Sea Level Rise and Tsunami Runup policies:
  - Update policies related to sea level rise and tsunami runup applicable to development projects from the updates of the Draft Safety Element of the General Plan.
  - New Figure D-1: Sea Level Rise in Redondo Beach by 2050 and Figure D-2: Sea Level Rise in Redondo Beach by 2100 added to the LCP.
    - ***Required to implement and be consistent with the General Plan Update (Draft Safety Element Update).***

**ENVIRONMENTAL STATUS:**

Pursuant to the California Environmental Quality Act (CEQA), a program Environmental Impact Report is being prepared and will be presented to the Planning Commission at the same time as the final draft of the General Plan Update and Zoning Ordinance Amendments. The overall purpose of this program Draft Environmental Impact Report (DEIR) 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 by the for-consistency purposes. This DEIR 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 adverse effects. Included as an appendix to the program Environmental Impact Report is a document that explains the buildout assumptions and methodologies utilized for projecting the potential growth in the City over the next 25 years. The horizon year of the General Plan Update is 2050. An attachment to the DEIR entitled "Appendix A Buildout Methodology" which explains the projections used to analyze the "project" was provided to the Planning Commission with the General Plan Update documents. The DEIR was released for a 47-day public comment period starting August 1, 2024 and ending September 16, 2024.

**ATTACHMENTS**

1. Current Zoning Map-Proposed Zoning Map-Proposed Zoning Areas of Change
2. Current Coastal LUP Map-Proposed Coastal LUP Map
3. Description of Proposed Amendments to Title 10 Planning and Zoning of the Redondo Beach Municipal Code
4. Attachment A Proposed Amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions of the Redondo Beach Municipal Code
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7. Local Coastal Program Amendments

8. Public Comments Received Aug 1, 2024 to Aug 8, 2024 on Draft GP, Zoning Ord, and LCP Amendments



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  - Conditionally allow Single Room Occupancy (SRO) housing in all C-4 zones.
  - Establish Special Use Regulation for SROs.
    - **Required to implement Housing Element Program 13.**
- Adjustments to Parking Requirements:
  - Parking standards for multi-family residential development will be changed from 2 spaces for each unit to 1 space for each studio/0-bedroom unit, 1.5 spaces for each 1-bedroom unit, and 2 spaces for each unit with 2 or more bedrooms.
  - Parking requirements for Emergency Shelters will be established based on staffing levels only by changing the standard from one space for each 250 square feet of gross floor area, to one parking space per employee on site at the same time.
  - Parking will not be required for permanent supportive housing within ½ mile of a major public transit stop.
    - **Required to implement Housing Element Program 13.**

- Administrative Permitting of More Types of Housing and By-Right Approval for Qualifying Projects:
  - Increase the maximum size of multiple-family housing projects that are permitted administratively in multi-family zones from 3 units to 15 units. The number of units permitted is dependent on the density allowed in the underlying zoning district.
  - All projects identified as a reused site in Table B-1, or listed on Table B-2 of the Housing Element that provide capacity for units affordable to lower income households (including both low and very low categories) and provide at least 20 percent of units affordable to lower income households shall be permitted by right, exempt from discretionary review, subject to administrative design review and shall be approved if found compliant with objective standards.
    - **Required to implement Housing Element Programs 9 and 13.**
- Definitions:
  - Updates to definitions and new definitions for several terms. The following terms have been added or updated to comply with State Laws: Employee housing; Family; Household; Household, lower income; Low barrier navigation center; Residential care facility, limited; Single room occupancy (SRO) housing; Supportive housing; Target population; Transitional housing.
  - The following terms have been added or updated to clarify the intent of other changes in the Zoning Ordinance: Affordable housing overlay (AHO) project (Inland Zoning Ordinance Only); Affordable housing overlay (AHO) site (Inland Zoning Ordinance Only); Floor area, gross; Mixed-use, horizontal; Mixed-use, vertical.
    - **Required to implement Housing Element Program 13.**
- Density Bonus Update:
  - Updates to the density bonus ordinance to align with State Law.
    - **Required to implement Housing Element Program 13.**
- New Article to Address Replacement Housing:
  - New requirements to provide replacement housing units consistent with State Laws.
    - **Required to implement Housing Element Program 10.**
- Reasonable accommodation requirements:
  - New regulations to implement reasonable accommodation requirements consistent with the 2021-2029 Housing Element.
    - **Required to implement Housing Element Program 13.**

**Local Coastal Program Updates:**

- Updates to Residential High (RH) district:
  - Increase the allowable density in all Residential High (RH) districts from 28 du/ac to 30 du/ac. In the RH-3 zone establish a minimum density of 20 du/ac for all sites identified on Table B-2 of the Housing Element.
    - **Required to implement Housing Element Program 8 and 9.**
- Updated Mixed Use (MU) districts:
  - The proposed General Plan redesignates several existing MU land use designations and reduces the allowable density from 35 to 30 du/ac.

- The Salvation Army and Riviera Village sites within the LCP require updating to be consistent.
  - **Changes to MU required to implement Housing Element Programs 8 and 9.**
- Density Bonus Update:
  - Updates to the density bonus provisions within the LCP to implement the Housing Element and align with State Law.
    - **Required to implement Housing Element Program 13.**

**2. Required for Implementing and Making Consistent with the General Plan Update**

**Zoning Ordinance Updates (Inland and Coastal):**

- Map Updates:
  - Amendments to the zoning map align zoning designations on all properties with the land use map changes identified in the General Plan Update to the Land Use Element.
    - Some of the map updates implement determined and desired changes identified during the General Plan update process to date, i.e., New Industrial Flex Overlay Zone and CN Zone.
      - **Required to implement and be consistent with the General Plan Update.**
- New Industrial Flex Overlay Zone:
  - The new Industrial Flex Overlay zone provides standards allowing for an integrated mix of light industrial and commercial and/or office uses that contribute to the creation of a mixed-use transit node, serving as a regional draw for commercial uses and a center for new innovative jobs and high-density housing, as described in the Focused General Plan Update.
    - **Required to implement and be consistent with the General Plan Update.**
- Updates to Regional Commercial (CR):
  - The allowable density will decrease from 35 du/ac to 30 du/ac consistent with the MU-TC land use category identified in the Focused General Plan Update.
  - This map change is located on the Galleria Mall project site, and is not anticipated to impact the entitled project or the number of affordable units planned as part of the entitled project.
    - **Required to implement and be consistent with the General Plan Update.**
- Rename Mixed Use 2 zone:
  - The Proposed General Plan eliminates the existing Mixed Use 2 (MU-2) land use category by combining it with the MU-1 land use category. To reflect this, change the MU-2 zoning district will be renamed as MU-1a and the maximum density will be reduced from 35 to 30 du/acre, consistent with the General Plan.
    - **Required to implement and be consistent with the General Plan Update.**
- Eliminate Mixed Use 3b zone:

- The proposed General Plan eliminates all instances of MU-3b. This category will be removed.
  - **Required to implement and be consistent with the General Plan Update.**
- Amend FAR for the AACAP Area:
  - Amend the FAR within the AACAP area from an FAR of 0.6 to and FAR of 1.5.
    - **Required to implement and be consistent with the General Plan Update.**
- Amend FAR in I-1, I-1A, I-1B, and IC-1 Industrial Zones to 1.0 FAR:
  - The FAR in I-1 and IC-1 zones will be raised from 0.70 to 1.0 FAR.
    - **Required to implement and be consistent with the General Plan Update.**
- Public FARs will be revised as required:
  - The FAR for P-PRO will be reduced from 0.25 to 0.20 FAR.
  - The FAR for P-RVP will be set at 0.75 FAR from "... shall be determined subject to Planning Commission Design Review."
    - **Required to implement and be consistent with the General Plan Update.**
- Non-conforming uses:
  - Provisions to allow for existing uses that may become non-conforming and existing non-conforming uses to remain and be rebuilt with the same number of units and square footage in specific instances.
    - **Required to implement and be consistent with the General Plan Update.**

### **Local Coastal Program Updates:**

- Map Updates:
  - Amendments to the Coastal Lan Use Plan to align districts on all properties with the land use map changes identified in the General Plan Update to the Land Use Element.
    - Some of the map updates implement determined and desired changes identified during the General Plan update process to date, i.e., CN Neighborhood Commercial and OS Parks and Open Space.
      - **Required to implement and be consistent with the General Plan Update.**
- New Commercial Neighborhood (CN) district:
  - The new Land Use Category allows for commercial districts with uses that complement adjacent residential neighborhoods. Allowed uses include retail, restaurants, personal services, office, hotel\*, kenneling\*, and similar uses. The intent of this designation is to provide goods and services that meet the needs of residents and businesses.
  - CN Commercial Neighborhood: The maximum floor area ratio is 0.5 and the maximum building height is two stories (30 feet).
    - **Required to implement and be consistent with the General Plan Update.**

***Update.***

- Updates to Public or Institutional district:
  - Districts entitled Parks and Open Space (OS), Utility (U), and Public/Institutional (PI) updated the existing single Public or Institutional (P) district to accurately reflect the existing uses consistent with the General Plan Update.
    - ***Required to implement and be consistent with the General Plan Update.***
- Updates to Sea Level Rise and Tsunami Runup policies:
  - Update policies related to sea level rise and tsunami runup applicable to development projects from the updates of the Draft Safety Element of the General Plan.
  - New Figure D-1: Sea Level Rise in Redondo Beach by 2050 and Figure D-2: Sea Level Rise in Redondo Beach by 2100 added to the LCP.
    - ***Required to implement and be consistent with the General Plan Update (Draft Safety Element Update).***

**ENVIRONMENTAL STATUS:**

Pursuant to the California Environmental Quality Act (CEQA), a program Environmental Impact Report is being prepared and will be presented to the Planning Commission at the same time as the final draft of the General Plan Update and Zoning Ordinance Amendments. The overall purpose of this program Draft Environmental Impact Report (DEIR) 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 by the for-consistency purposes. This DEIR 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 adverse effects. Included as an appendix to the program Environmental Impact Report is a document that explains the buildout assumptions and methodologies utilized for projecting the potential growth in the City over the next 25 years. The horizon year of the General Plan Update is 2050. An attachment to the DEIR entitled “Appendix A Buildout Methodology” which explains the projections used to analyze the “project” was provided to the Planning Commission with the General Plan Update documents. The DEIR was released for a 47 -day public comment period starting August 1, 2024 and ending September 16, 2024.

**ATTACHMENTS**

1. Current Zoning Map-Proposed Zoning Map-Proposed Zoning Areas of Change
2. Current Coastal LUP Map-Proposed Coastal LUP Map
3. Description of Proposed Amendments to Title 10 Planning and Zoning of the Redondo Beach Municipal Code
4. Attachment A Proposed Amendments to Title 10 Planning and Zoning, Chapter 1 Subdivisions of the Redondo Beach Municipal Code
5. Attachment B Proposed Amendments to Title 10 Planning and Zoning, Chapter 2 Zoning and Land Use (Inland) of the Redondo Beach Municipal Code
6. Attachment C Proposed Amendments to Title 10 Planning and Zoning, Chapter 5 Coastal Land Use Plan Implementing Ordinance of the Redondo Beach Municipal Code

7. Local Coastal Program Amendments

8. Public Comments Received Aug 1, 2024 to Aug 8, 2024 on Draft GP, Zoning Ord, and LCP Amendments



# Current Zoning

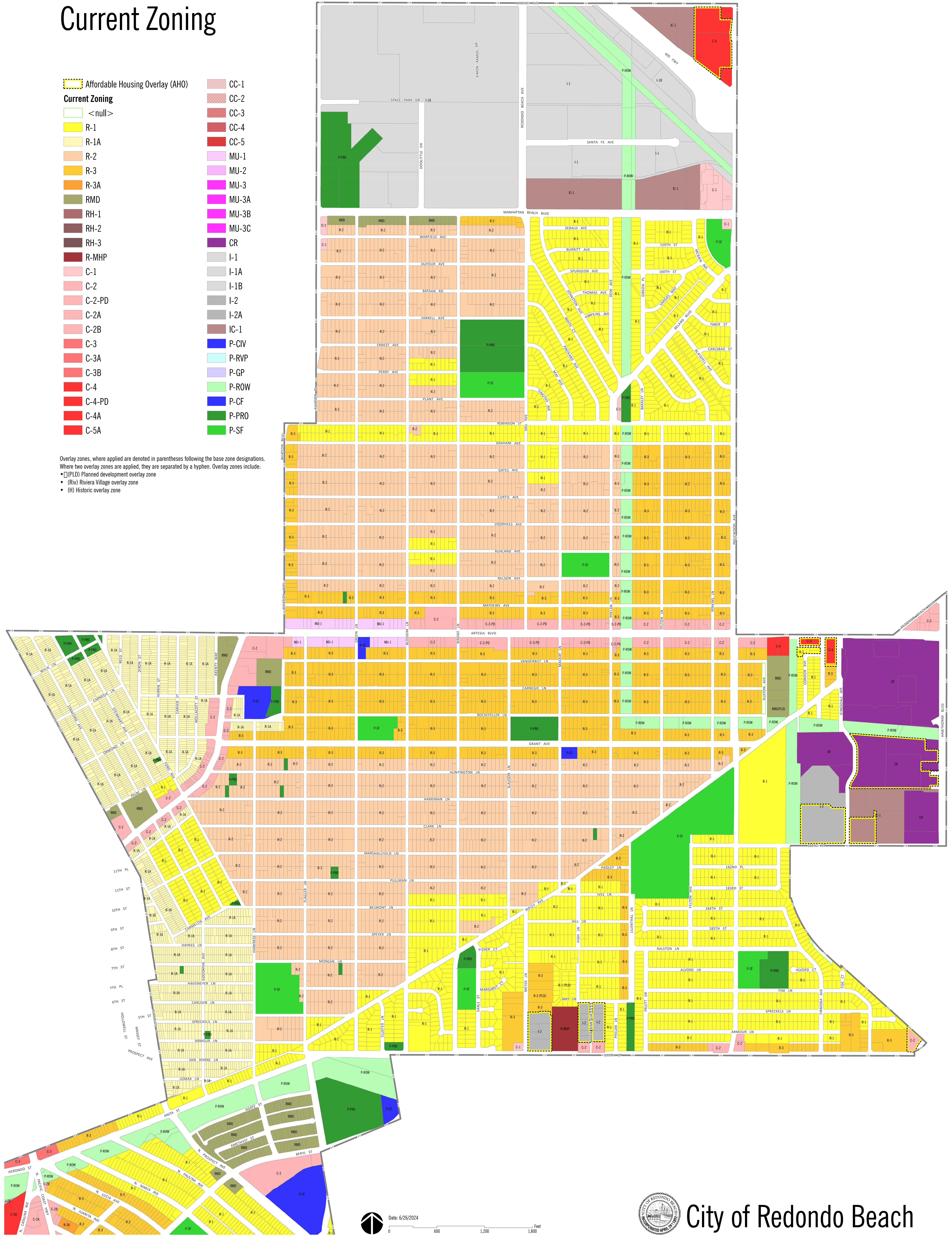
Affordable Housing Overlay (AHO)

## Current Zoning

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- R-1
- R-1A
- R-2
- R-3
- R-3A
- RMD
- RH-1
- RH-2
- RH-3
- R-MHP
- C-1
- C-2
- C-2-PD
- C-2A
- C-2B
- C-3
- C-3A
- C-3B
- C-4
- C-4-PD
- C-4A
- C-5A
- CC-1
- CC-2
- CC-3
- CC-4
- CC-5
- MU-1
- MU-2
- MU-3
- MU-3A
- MU-3B
- MU-3C
- CR
- I-1
- I-1A
- I-1B
- I-2
- I-2A
- IC-1
- P-CIV
- P-RVP
- P-GP
- P-ROW
- P-CF
- P-PRO
- P-SF

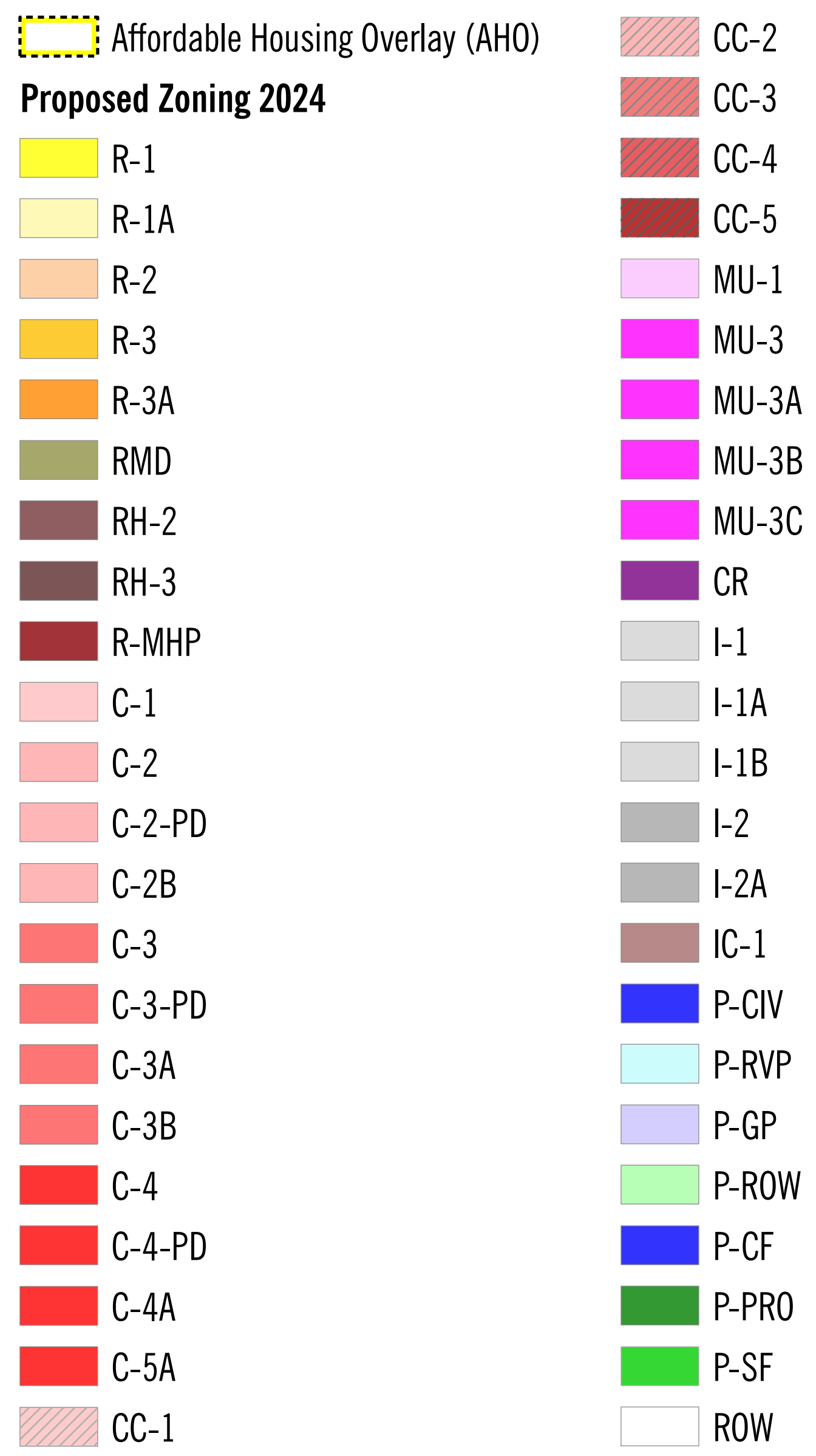
Overlay zones, where applied are denoted in parentheses following the base zone designations. Where two overlay zones are applied, they are separated by a hyphen. Overlay zones include:

- (PLD) Planned development overlay zone
- (Riv) Riviera Village overlay zone
- (H) Historic overlay zone



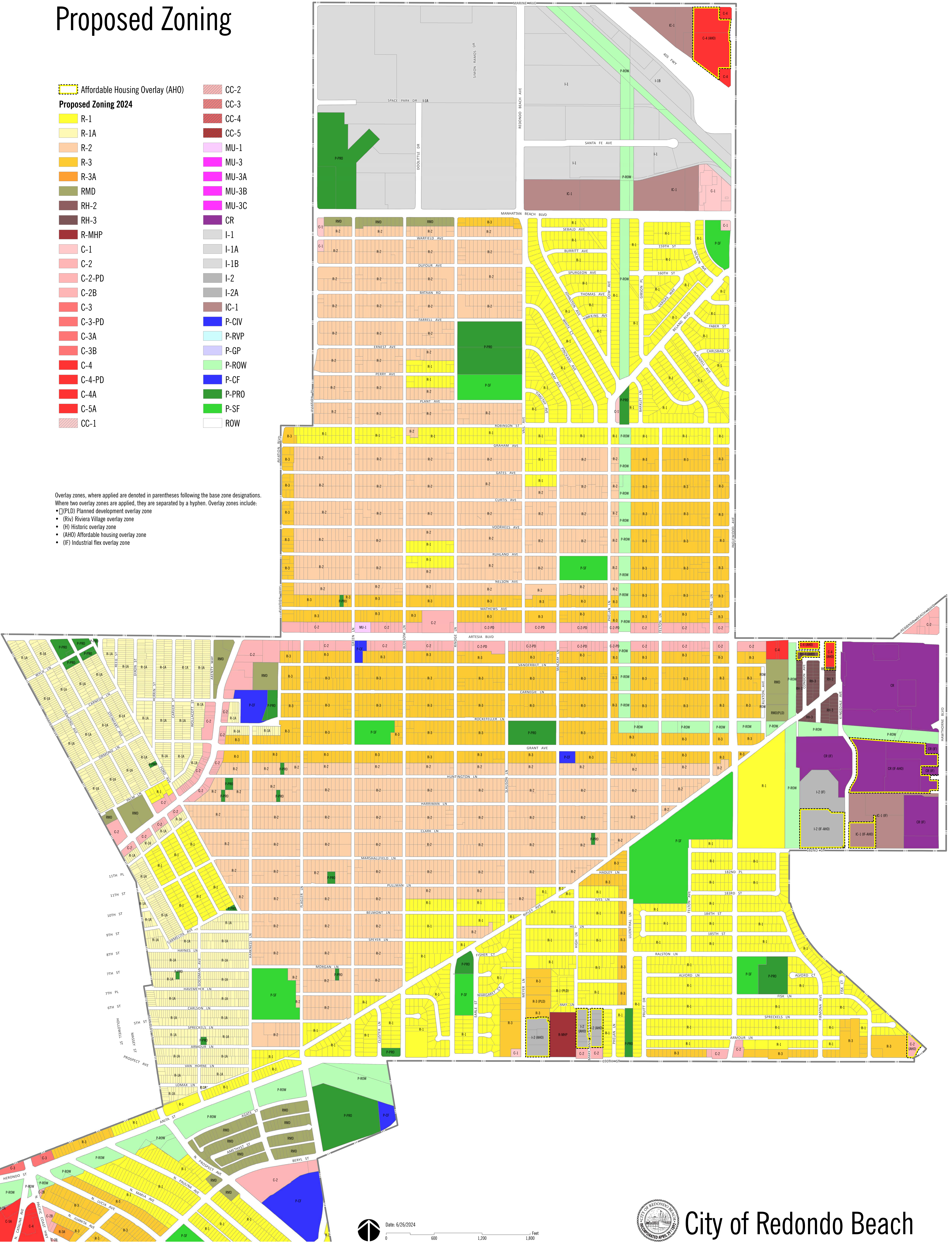


# Proposed Zoning



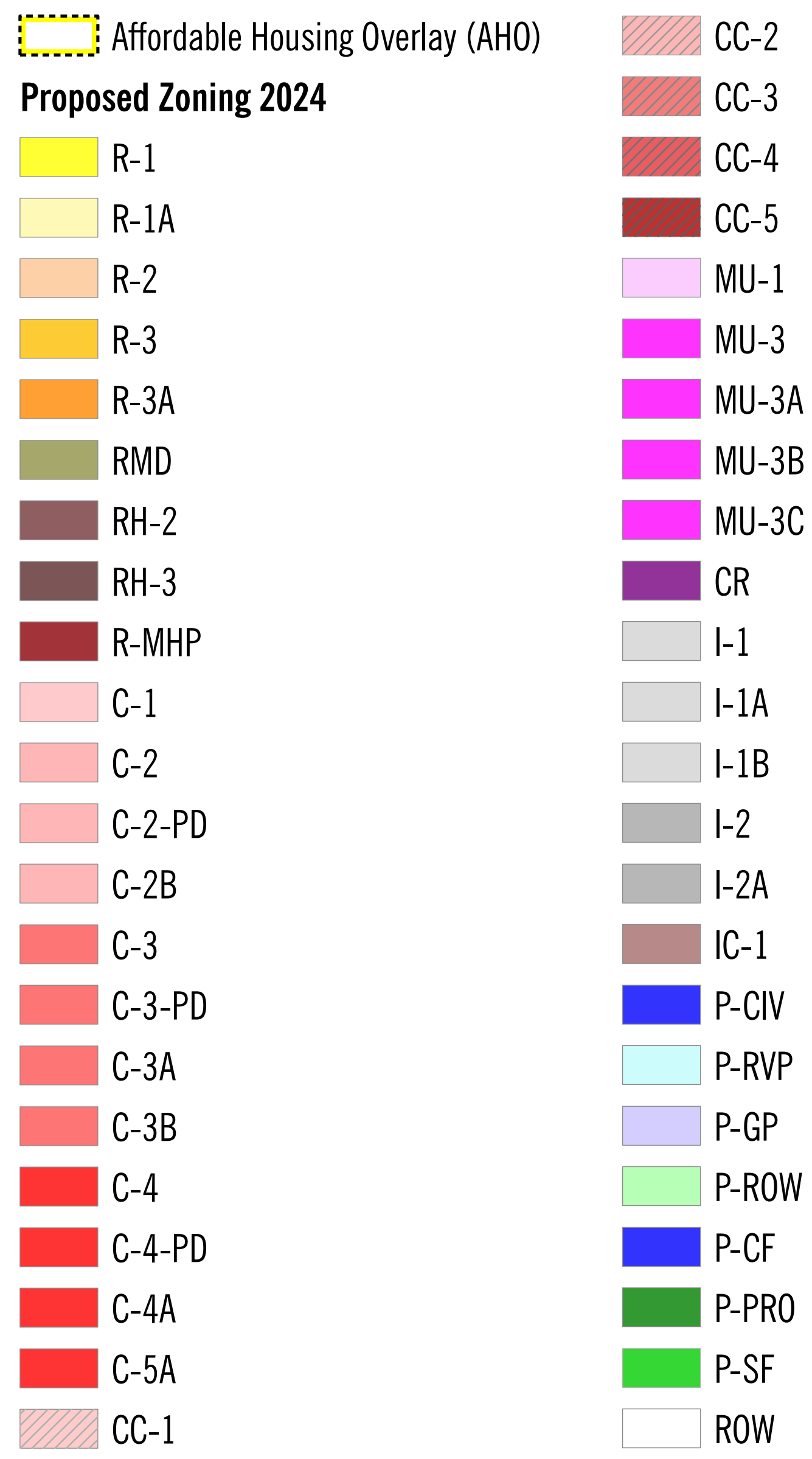
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- (H) Historic overlay zone
- (AHO) Affordable housing overlay zone
- (IF) Industrial flex overlay zone



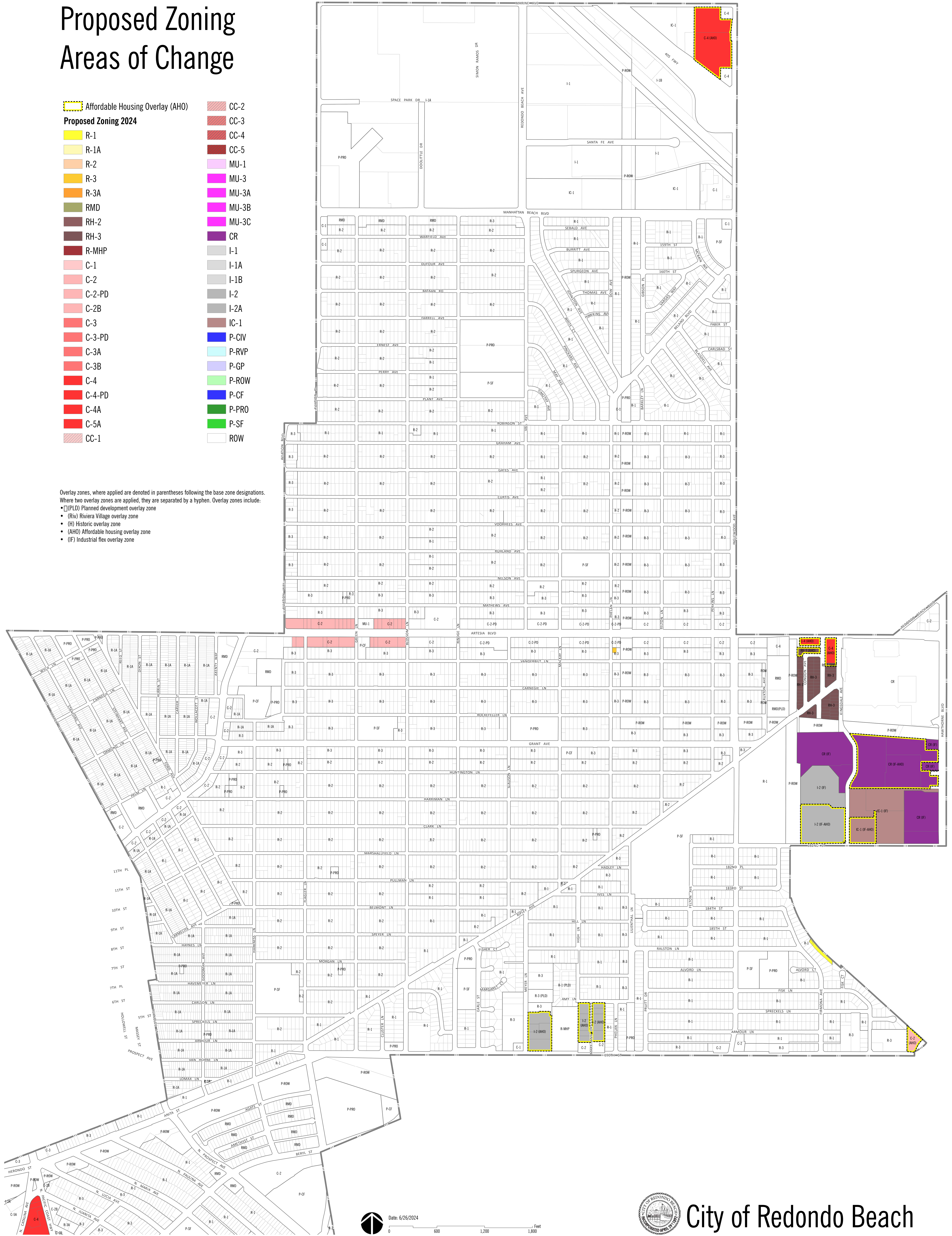


# Proposed Zoning Areas of Change



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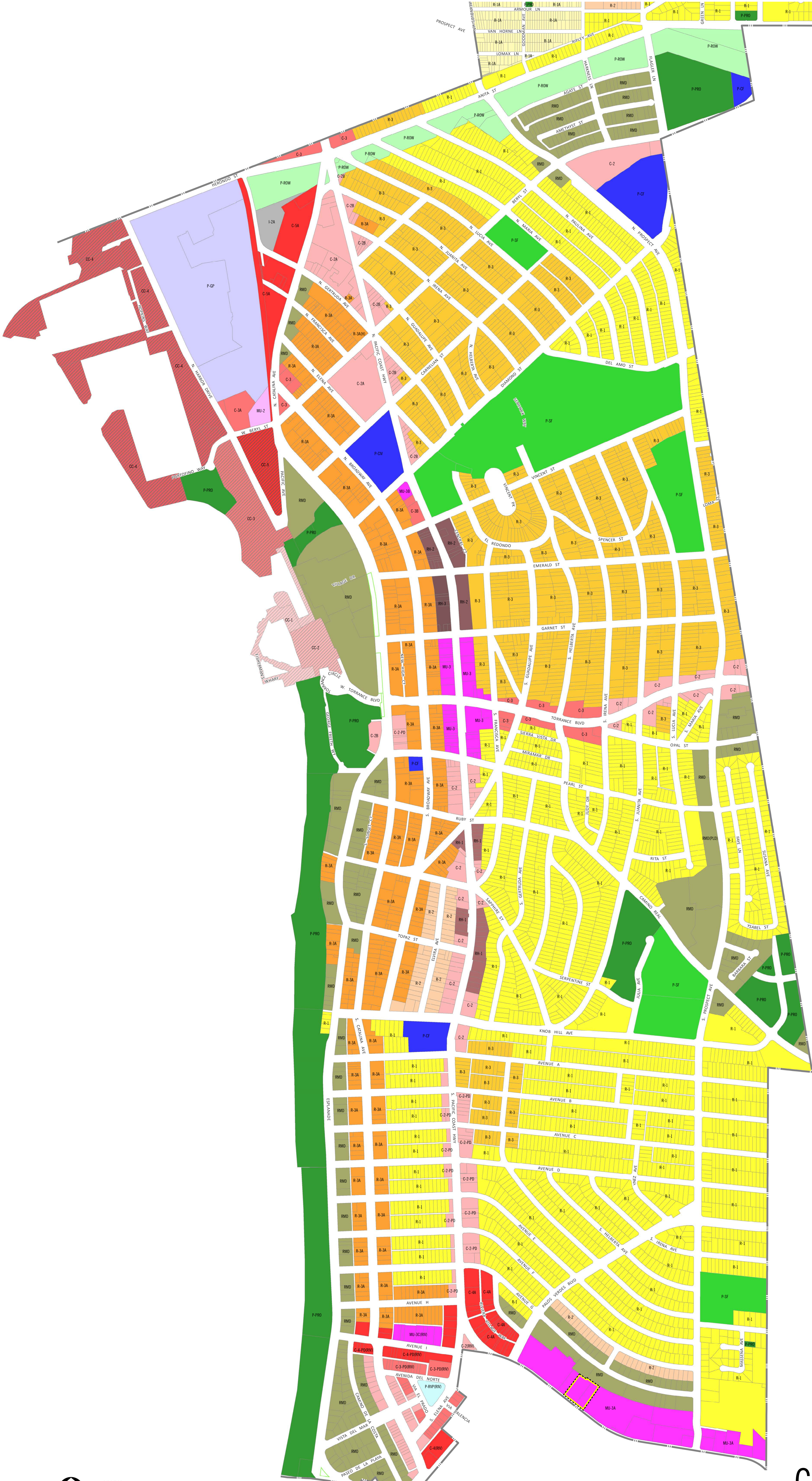


# Current Zoning

- Affordable Housing Overlay (AHO)**
- Current Zoning**
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  - R-1A
  - R-2
  - R-3
  - R-3A
  - RMD
  - RH-1
  - RH-2
  - RH-3
  - R-MHP
  - C-1
  - C-2
  - C-2-PD
  - C-2A
  - C-2B
  - C-3
  - C-3A
  - C-3B
  - C-4
  - C-4-PD
  - C-4A
  - C-5A
  - CC-1
  - CC-2
  - CC-3
  - CC-4
  - CC-5
  - MU-1
  - MU-2
  - MU-3
  - MU-3A
  - MU-3B
  - MU-3C
  - CR
  - I-1
  - I-1A
  - I-1B
  - I-2
  - I-2A
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  - P-PRO
  - P-SF

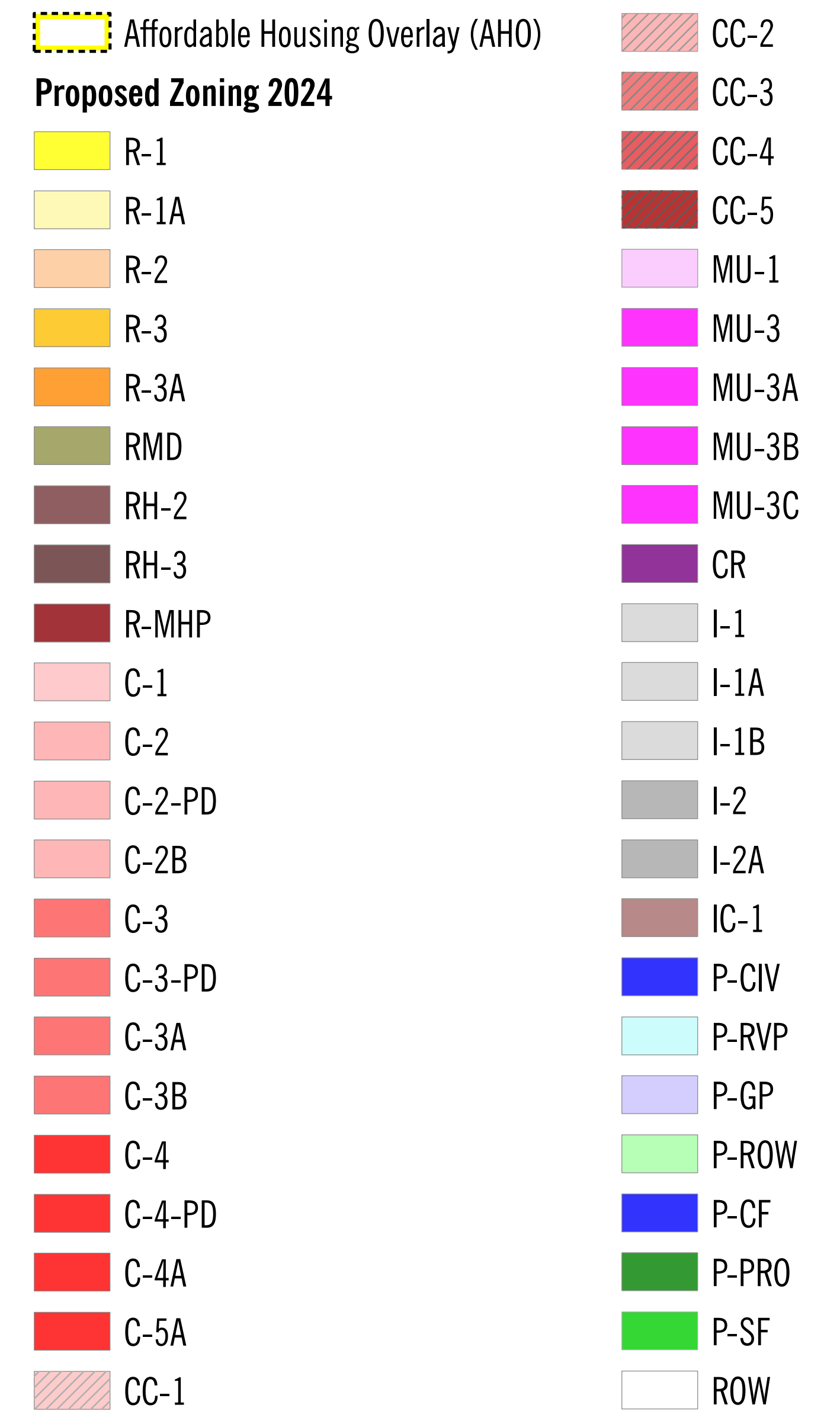
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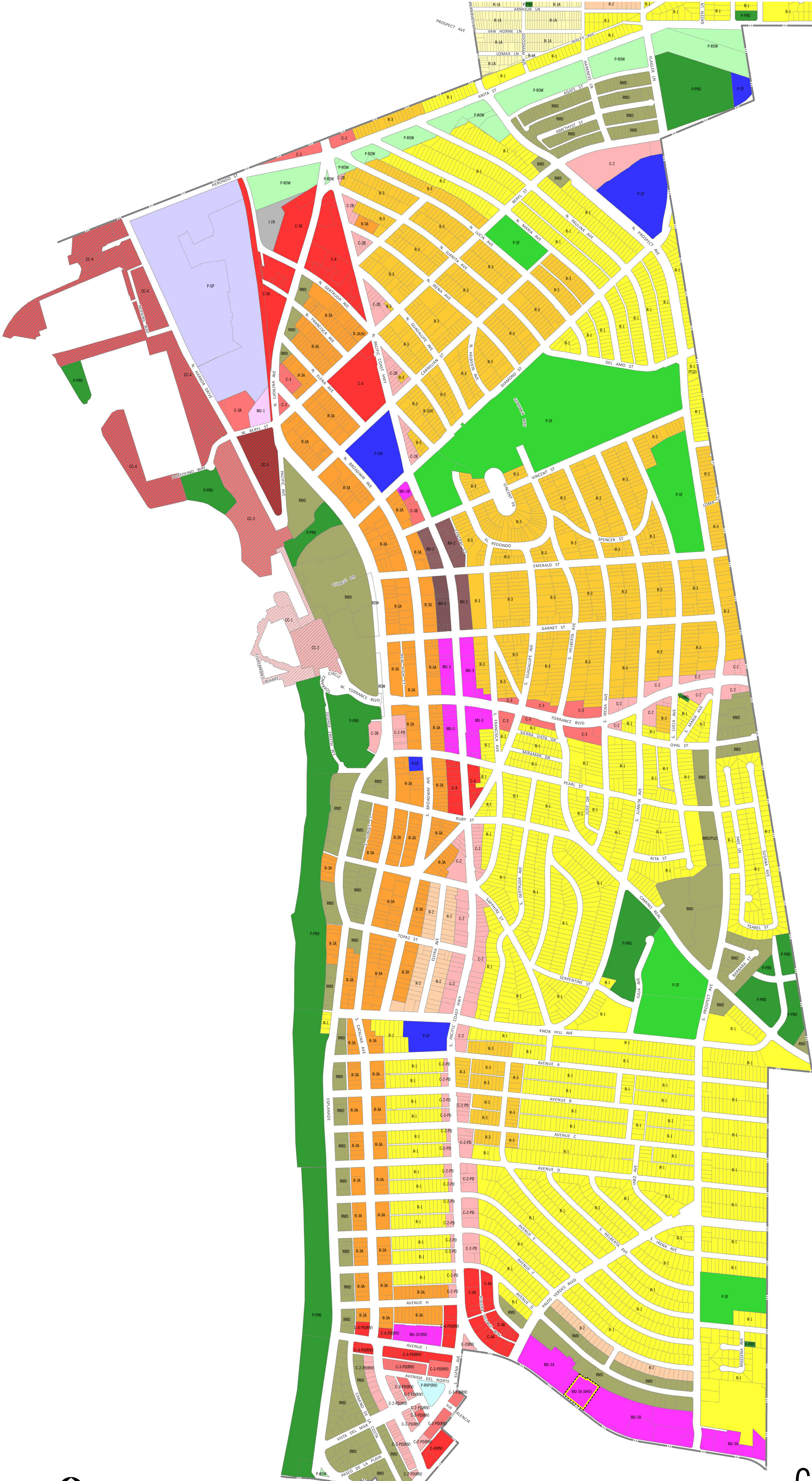


# Proposed Zoning








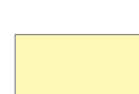
















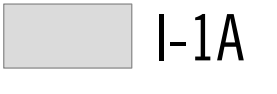

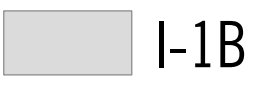

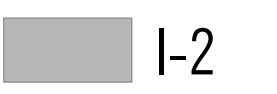




















Overlay zones, where applied are denoted in parentheses following the base zone designations. Where two overlay zones are applied, they are separated by a hyphen. Overlay zones include:

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- (H) Historic overlay zone
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- (IF) Industrial flex overlay zone



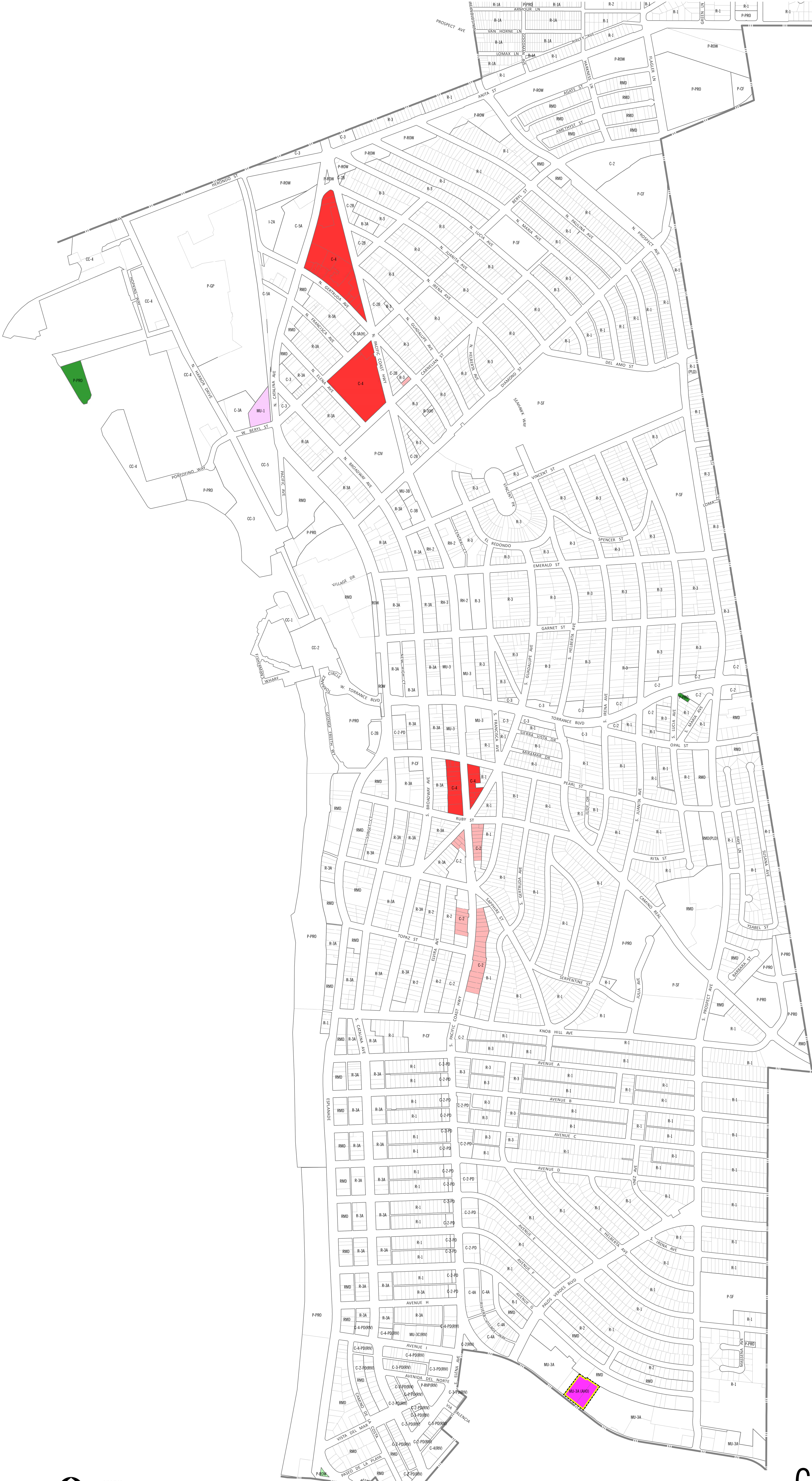


# Proposed Zoning Areas of Change

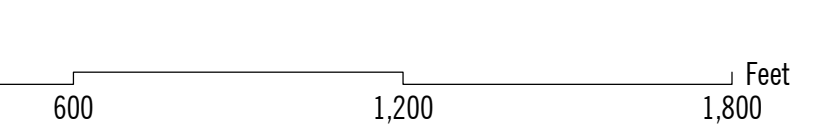
 Affordable Housing Overlay (AHO)	 CC-2
<b>Proposed Zoning 2024</b>	 CC-3
 R-1	 CC-4
 R-1A	 CC-5
 R-2	 MU-1
 R-3	 MU-3
 R-3A	 MU-3A
 RMD	 MU-3B
 RH-2	 MU-3C
 RH-3	 CR
 R-MHP	 I-1
 C-1	 I-1A
 C-2	 I-1B
 C-2-PD	 I-2
 C-2B	 I-2A
 C-3	 IC-1
 C-3-PD	 P-CIV
 C-3A	 P-RVP
 C-3B	 P-GP
 C-4	 P-ROW
 C-4-PD	 P-CF
 C-4A	 P-PRO
 C-5A	 P-SF
 CC-1	 ROW

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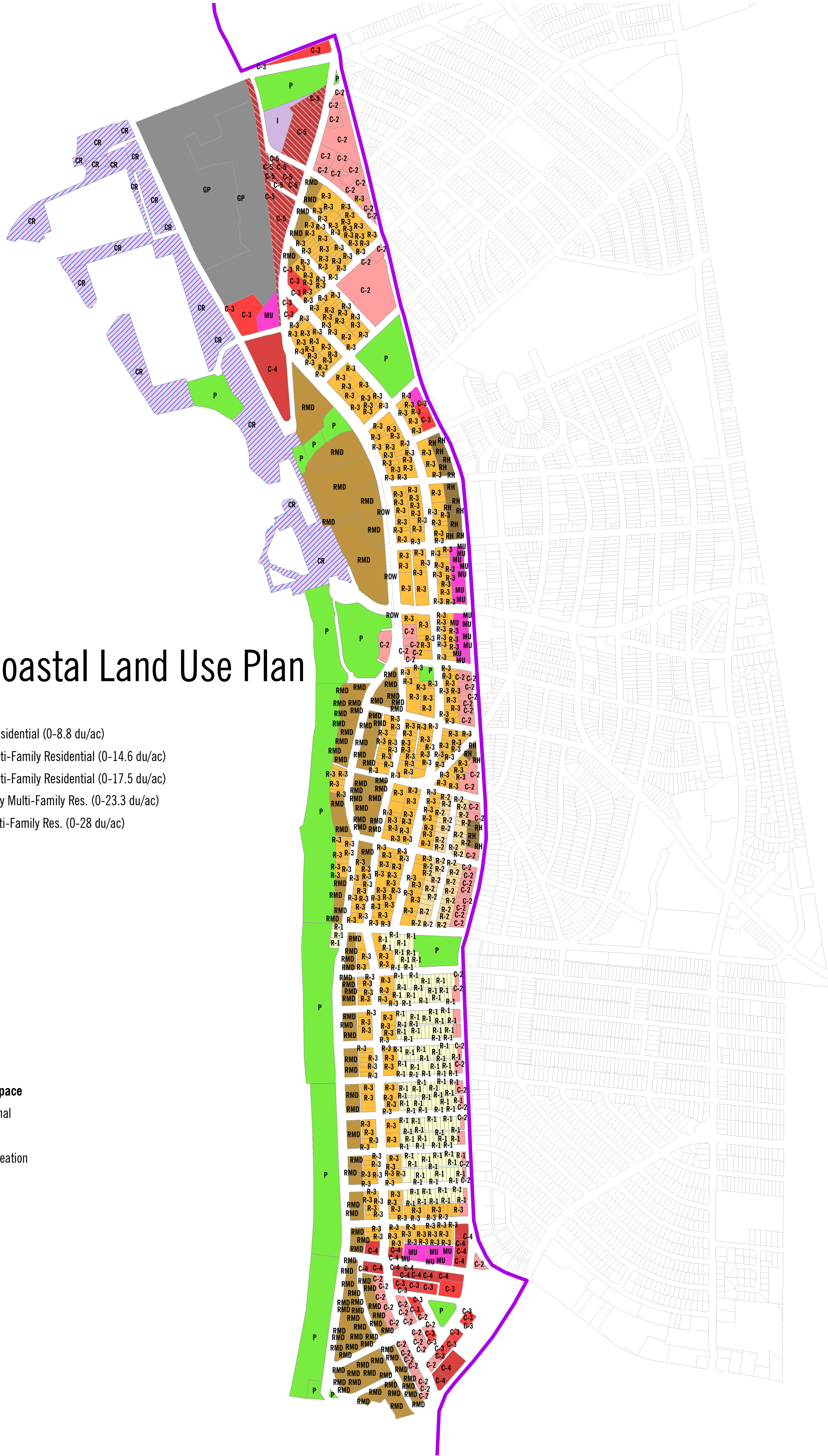
- (PLD) Planned development overlay zone
- (Riv) Riviera Village overlay zone
- (H) Historic overlay zone
- (AHO) Affordable housing overlay zone
- (IF) Industrial flex overlay zone



Date: 6/26/2024







# Current 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: Medium Density Multi-Family Res. (0-23.3 du/ac)
- RH: High Density Multi-Family Res. (0-28 du/ac)

## Commercial

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

## Mixed Use

- MU: Mixed Use

## Industrial

- I: Industrial

## Generating Plant

- GP: Generating Plant

## Public/Institutional/Open Space

- P: Public or Institutional

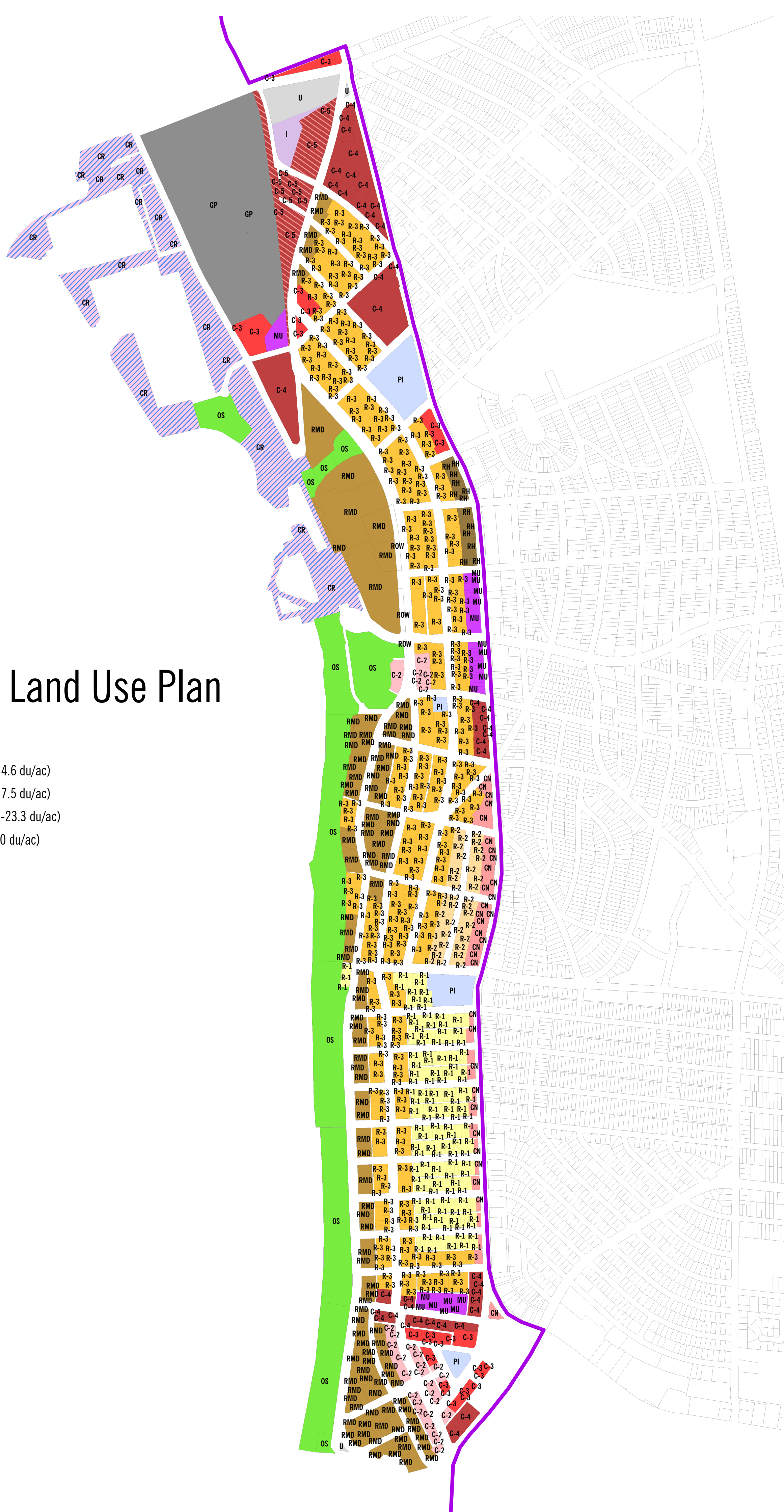
## Commercial Recreation

- CR: Commercial Recreation

## Boundaries

- Coastal Zone





# 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



# Zoning Ordinance Update

## Amendments to Title 10 of the Municipal Code

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<b>Attachment B: Proposed Amendments to Title 10, Chapter 2 of the Municipal Code. ....</b>	<b>B-1</b>
<b>Attachment C: Proposed Amendments to Title 10, Chapter 5 of the Municipal Code. ...</b>	<b>C-Error! Bookmark not defined.</b>

## Overview

Updates to Title 10 of the Municipal Code including the City’s Subdivision Ordinance, Zoning Ordinance, and Coastal Land Use Plan Implementing Ordinance include modifications for consistency with the proposed General Plan, recently adopted Housing Element, and updates necessary in the context of State Law. Updates to the zoning ordinance are discussed below.

The amendments to Title 10 of the Municipal Code codify the community’s vision as established in the Focused General Plan Update, implements key General Plan concepts, and realizes requirements of the 2021-2029 Housing Element. Table 1, summarizes the proposed amendments to Title 10 generally, while the following sections: Description of Housing Programs and General Plan Update – Consistency Zoning, describe in detail what changes are implemented in Title 10, how they are implemented, and why the changes are required.

Attachment A includes the proposed amendments to the Subdivision Ordinance (Title 10, Chapter 1)

Attachment B includes the proposed amendments to the Zoning Ordinance (Title 10, Chapter 2)

Attachment C includes the proposed amendment to the Coastal Land Use Plan Implementing Ordinance, also referred to as the Zoning Code for the Coastal Zone (Title 10, Chapter 5).

## General Summary of Changes

**Table 1 General Summary of Zoning Updates**

Zone Update	Description and General Location of Map Changes	Requirement for Housing Element
Map Updates	Amendments to the zoning map align zoning designations on all properties with the land use map changes identified in the Focused General Plan Update.	Many of the map updates implement Housing Element Program 8
New Affordable Housing Overlay Zone	<p>The new affordable housing overlay (AHO) zone implements the residential overlay areas identified in the Land Use and Housing Elements including the following sites: North Tech, South of Transit Center, South Bay Marketplace, Kingsdale, 190<sup>th</sup> Street and FedEx.</p> <p>The AHO establishes a minimum density of 20 du/ac and a maximum of 55 du/ac and requires that the minimum density established by the AHO prevail over any minimum density standards of the underlying zone.</p> <p>The AHO provides options to cluster development to incentivize housing production and allow for the preservation of existing uses.</p> <p>The AHO also allows for 100 percent residential projects as well as mixed use projects with residential and non-residential uses, provided 50 percent or more of the total floor area for the proposed project is for residential uses.</p> <p>The AHO also provides additional incentives for projects that include at least 20 percent of units affordable to lower income households including an administrative design review process that is exempt from discretionary review, and a reduction in the amount of public open space a project must provide.</p>	Required to implement Housing Element Program 8
New Industrial Flex Overlay Zone	The new Industrial Flex Overlay zone provides standards allowing for an integrated mix of light industrial and commercial and/or office uses that contribute to the creation of a mixed-use transit node, serving as a regional draw for commercial uses and a center for new innovative jobs and high-density housing, as described in the Focused General Plan Update.	
Updates to Residential High (RH) zones	<p>Increase the allowable density in all Residential High (RH) zones from 28 du/ac to 30 du/ac.</p> <p>In the RH-3 zone establish a minimum density of 20 du/ac for all sites identified on Table B-2 of the Housing Element.</p>	Required to implement Housing Element Program 8 and 9

Description of Proposed Amendments to Title 10 of the Municipal Code.  
Public Review Draft

Zone Update	Description and General Location of Map Changes	Requirement for Housing Element
Updates to Regional Commercial (CR)	<p>The allowable density will decrease from 35 du/ac to 30 du/ac consistent with the MU-TC land use category identified in the Focused General Plan Update.</p> <p>This map change is located on the Galleria Mall project site, and is not anticipated to impact the entitled project or the number of affordable units planned as part of the entitled project.</p>	
Rename Mixed Use 2 zone.	<p>The Proposed General Plan eliminates the existing Mixed Use 2 (MU-2) land use category by combining it with the MU-1 land use category. To reflect this change the MU-2 zoning district will be renamed as MU-1a and the maximum density will be reduced from 35 to 30 du/acre, consistent with the General Plan.</p>	
Eliminate Mixed Use 3b zone	<p>The proposed General Plan eliminates all instances of MU-3b. This category will be removed.</p>	
Updated Mixed Use 3a and 3c	<p>The proposed General Plan redesignates several existing MU-3 areas as MU-1, and reduces the allowable density from 35 to 30 du/ac.</p> <p>These areas will be implemented by MU-3a and MU-3c zones, which will be updated to reflect the change in density.</p> <p>This change was anticipated in the housing element and sites located in the MU-3a zone were identified on Table B-2 in anticipation of this zoning change to reduce the maximum density.</p> <p>A provision will also be added to the MU-3a zone to establish a minimum density of 20 du/ac for all sites identified on Table B-2 of the Housing Element.</p>	Changes to MU-3a Required to implement Housing Element Programs 8 and 9
Updates to C-2 and C-2-PD	<p>Within the Artesia and Aviation Corridors the allowable FAR will be adjusted from .60 FAR to 1.50 FAR.</p> <p>Additional uses, including kenneling, will be conditionally permitted in C-2 and C-2-PD zones, as stated in the Commercial Neighborhood (CN) Land Use Category identified in the General Plan Update.</p>	
Set FAR in I-1 and IC-1 Industrial Zones to 1.0 FAR	<p>The FAR in I-1 and IC-1 zones will be raised to 1.0 FAR</p>	
Public FARs will be revised as required	<p>The FAR for P-PRO will be reduced to 0.20 FAR</p> <p>The FAR for P-RVP will be reduced to 0.75 FAR</p>	
Minimum Density for Housing Element Sites	<p>New requirements for a minimum density of 20 dwelling units per acre for all sites identified in Table B-2 of the Housing Element that are used to satisfy low or very low income requirements as part of the City's Regional Housing Needs Allocation (RHNA) (these are described under the applicable zones above).</p>	Required to implement Housing Element Program 8 and 9
Permitted Uses	<p>Specifically allow employee housing, supportive housing, and transitional housing as a residential use, subject to the same standards as other residential uses, in all districts where residential uses are allowed.</p> <p>Establish Special Use Regulations for supportive housing.</p>	Required to implement Housing Element Program 13
Permitted Uses	<p>Specifically allow low barrier navigation centers as permitted uses in all mixed-use zones and industrial or commercial zones where the Affordable Housing Overlay is applied.</p> <p>Establish Special Use Regulations for low barrier navigation centers</p>	Required to implement Housing Element Program 13
Permitted Uses  Non-conforming uses	<p>Conditionally allow Single Room Occupancy (SRO) housing in all C-4 zones.</p> <p>Establish Special Use Regulation for SROs.</p> <p>Provisions to allow for existing uses that may become non-conforming and existing non-conforming uses to remain and be rebuilt with the same number of units and square footage in specific instances.</p>	Required to implement Housing Element Program 13

Description of Proposed Amendments to Title 10 of the Municipal Code.  
Public Review Draft

Zone Update	Description and General Location of Map Changes	Requirement for Housing Element
Adjustments to Parking Requirements	<p>Parking standards for multi-family residential development will be changed from 2 spaces for each unit to 1 space for each studio/0-bedroom unit, 1.5 spaces for each 1-bedroom unit, and 2 spaces for each unit with 2 or more bedrooms.</p> <p>Parking requirements for Emergency Shelters will be established based on staffing levels only by changing the standard from one space for each 250 square feet of gross floor area, to one parking space per employee on site at the same time.</p> <p>Parking will not be required for permanent supportive housing within ½ mile of a major public transit stop.</p>	Required to implement Housing Element Program 13
Administrative permitting of more types of housing and by-right approval for qualifying projects.	<p>Increase the maximum size of multiple-family housing projects that are permitted administratively in multi-family zones from 3 units to 15 units.</p> <p>All projects identified as a reused site in Table B-1, or listed on Table B-2 of the Housing Element that provide capacity for units affordable to lower income households (including both low and very low categories) and provide at least 20 percent of units affordable to lower income households shall be permitted by right, exempt from discretionary review, subject to administrative design review and shall be approved if found compliant with objective standards.</p>	Required to implement Housing Element Programs 9 and 13
Definitions	<p>Updates to definitions and new definitions for several terms. The following terms have been added or updated to comply with State Laws: Employee housing; Family; Household; Household, lower income; Low barrier navigation center; Residential care facility, limited; Single room occupancy (SRO) housing; Supportive housing; Target population; Transitional housing.</p> <p>The following terms have been added or updated to clarify the intent of other changes in the Zoning Ordinance: Affordable housing overlay (AHO) project; Affordable housing overlay (AHO) site; Floor area, gross; Mixed-use, horizontal; Mixed-use, vertical.</p>	Required to implement Housing Element Program 13
Density Bonus Update	Updates to the density bonus ordinance to align with State Law.	Required to implement Housing Element Program 13
New Article to Address Replacement Housing	New requirements to provide replacement housing units consistent with State Laws.	Required to implement Housing Element Program 10
Reasonable accommodation requirements	New regulations to implement reasonable accommodation requirements consistent with the 2021-2029 Housing Element.	Required to implement Housing Element Program 13

# Description of Housing Programs

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## Program 8: Residential Sites Inventory and Monitoring of No Net Loss (SB 166)

Program 8 of the Housing Element requires the City to update its General Plan and Zoning Ordinance to accommodate the Regional Housing Needs Assessment (RHNA) allocation.

### Housing Element sites inventory

The City was assigned a RHNA of 2,490 units (936 very low income, 508 low income, 490 moderate income, and 556 above moderate income units) for the sixth cycle Housing Element. The Housing Element notes that as of January 2022, the City had already entitled 471 units that could be counted toward RHNA requirements for the sixth cycle and anticipated permitting 240 ADUs over eight years, leaving a remaining RHNA of 1,779 units (845 very low income, 405 low income, 476 moderate income, and 53 above moderate income units) that the City was required to accommodate in its general plan and zoning ordinance.

In the Certified Housing Element, the City identified capacity for these sites in the Site Inventory. Each parcel along with the potential capacity by income category is listed as part of the sites inventory in Appendix B of the Housing Element. Table B-1 in Appendix B identified 1,361 units (86 lower income, 611 moderate income, and 664 above moderate income) in areas where the current land use designations would remain, however this did not satisfy the RHNA requirements, particularly for lower income households (including very low income and low income categories).

To meet the RHNA demands, additional capacity for 1,646 units (1,327 lower income, 72 moderate income, and 247 above moderate income units) was identified in Table B-2 of the Housing Element in areas where the General Plan and/or Zoning Designation would be revised to allow for high density housing. Program 8 requires the City implement the amendments to the General Plan land use and Zoning designations identified in Table B-2.

### Sites that require rezoning

Table B-2 in “Appendix B: Detailed Residential Sites Inventory” of the Housing Element identifies each parcel that requires the amendments to the General Plan land use designations and/or rezoning. The table includes zoning for eight “strategies,” described on page B-1 of the Housing Element including: Residential recycling, MU-1, Kingsdale – Residential Overlay, North Tech – Residential Overlay, 190<sup>th</sup> Street – Residential Overlay, South of Transit Center – Residential Overlay, South Bay Marketplace – Residential Overlay, and FedEx – Residential Overlay.

The rezoning for these parcels can be broken down into three groups:

- 1) Residential Recycling: Redesignating parcels from R-1 and R-3 to a RH General Plan land use designation and RH-3 zoning in the Kingsdale neighborhood immediately adjacent to the South Bay Marketplace along Kingsdale Avenue. Table B-2 notes that the sites will be rezoned to “RH,” but the City uses “RH-1,” “RH-2,” and “RH-3” to implement the RH general plan designation, so the RH-3 designation will be applied with a maximum density of 30 du/ac for all development with the RH-3 designation, and a minimum density of 20 du/ac for all sites identified in Table B-2.
- 2) MU-1: Revising the maximum density in the implementing zone (MU-3a) to match the maximum density of 30 du/ac identified in the housing element and the proposed General Plan Update. The MU-3a zone, as modified, is consistent with the provisions described in the Housing Element and it will be applied to implement the MU-1 general plan designation on these sites. The MU-3a zone will allow a maximum density of 30 du/ac on all properties within the zone, as described in Section 2.2.4, A, 3 (page 85) of the Housing Element, and a minimum density of 20 du/ac on all properties identified in Table B-2.

- 3) Six Residential Overlay Areas: Establish a new “Affordable Housing Overlay (AHO)” zone to implement the residential overlay as described in the Housing Element and included as a land use district in Land Use Element of the proposed General Plan Update. The new AHO zone establishes development standards and regulations to implement the provisions identified in the Housing Element.

State Housing Law requires the following for all sites identified in Table B-2 as having capacity for the City’s lower income RHNA: 1) the minimum density for all sites listed in Table B-2 must be 20 du/ac if housing is developed, 2) all sites listed in Table B-2 shall allow for 100 percent residential projects, and 3) any mixed-use project developed on a site identified in Table B-2 as having capacity for the lower income RHNA must have at least 50 percent of the square footage dedicated to residential uses.

To meet these requirements, 1) a minimum density for sites listed in Table B-2 has been added to the RH-3 and MU-3a zones, and the new AHO zone requires a minimum density of 20 du/ac, 2) the RH-3 designation already allows for 100 percent residential uses, the provisions for MU-3a were updated to allow for 100 percent residential projects on properties identified in Table B-2, and the new AHO zone allows for 100 percent residential uses, 3) the provisions for MU-3a were updated to require that any mixed-use project on a property listed in Table B-2 that includes residential uses be at least 50 percent residential; the new AHO zone also requires that any project meeting the requirements of the AHO zone be developed with a least 50 percent residential uses.

These changes will be updated on the City’s zoning map.

The required changes to the Zoning Ordinance, as described below, are included in Attachments A-C as noted.

## Required zoning provisions

Program 8 also requires that the zoning code be updated to require several specific provisions. Table 2 below lists the provisions that must be addressed in the residential overlay area, where the AHO zone will be implemented. Table 3 below includes provisions that must be addressed for all sites in the sites inventory.

**Table 2 Housing Element Program 8 requirements for “Residential Overlay” (AHO) areas.**

Housing Element Requirements for AHO zone	Description of how the requirement is addressed in the AHO zone
Standards that allow for tear down and redevelopment of existing structures.	AHO standards allow for this on all AHO sites. No special provisions are required to allow for this buildout scenario.
Standards that allow for existing structures to be reconfigured and expanded with residential uses	Section 10-2.1440(b) of AHO regulations include provisions for mixed use projects that would allow this on the AHO Sites where this is a viable option, including: North Tech, Kingsdale, South Bay Marketplace, and FedEx Sites.
Standards that allow for surface parking to be developed while existing uses remain.  Standards that allow density to be clustered on portions of the site  Policies that promote shared access to existing structures to allow existing uses to remain while the parking areas are being redeveloped.	To allow for the development of parking areas while existing uses remain, the AHO includes standards that allow applicants to cluster the total units allowed within the AHO site on individual lots or an assemblage of contiguous lots under common ownership, provided the cumulative density of all parcels within the particular AHO site is limited to a maximum of 55 du/ac. Units up to the cluster maximum 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.  When a project is submitted for review and consideration, the application must identify the number of units that have been entitled on the AHO site and the number of projects that are being proposed on the site pursuant to the AHO, separating base units from units permitted with a density bonus, if any. The applicant must demonstrate that the total existing base units combined with the base units of the proposed project do not exceed the cumulative density allowed within the AHO site.  The AHO zone includes a table in Section 10-2.1444(b) that identifies the total acreage of each AHO site and the maximum density allowed.

Facilitate subdividing, if necessary, of the parking areas as developable parcels	The City's subdivision ordinance already allows for the subdivision of properties, so no changes to the municipal code are proposed. The City is devising internal policies to facilitate subdivisions for AHO sites.
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**Table 3 Housing Element Program 9 requirements for sites identified on Tables B-1 and B-2 of the Housing Element (see notes to clarify when each provision applies)**

Housing Element Requirements	Description of how the requirement is addressed
<p>Permit multi-family housing by right for any housing project with 20 percent or more of units affordable to lower income households</p> <p>NOTE: Required on sites that accommodate a portion of the lower income RHNA and are subject to rezoning per Table B-2 of the Housing Element or any site listed on Table B-1 of the Housing Element that was used in a prior housing element and is not vacant.</p>	<p><b>AHO zone (Residential Overlay areas).</b> Sections 10-2.402 and 10-2.1432(a) define two tiers of projects that may develop using the provisions of the AHO zone. Tier 2 projects include any housing project providing at least 20 percent of units at levels affordable to lower income households. Section 10-2.1436(b) identifies the incentives for Tier 2 projects, which allows an AHO project to be approved by-right, processed through the administrative design review procedures included in Section 10-2.2500, and approved if all objective standards are met, consistent with the City's Objective Residential Standards and State Law. Amendments to Section 10-2.2500(9) also include Tier 2 AHO projects as candidates for administrative review.</p> <p><b>All other sites.</b> A new provision will be added to Sections 10- 2.2500 and 10-5.2500, stating that all housing development projects located on properties identified in appendix B of the Certified Housing Element meeting the requirements of either (a) or (b) as noted below are allowed by-right, subject to administrative design review, and shall be approved if all objective standards are met.</p> <p>(a) <u>Housing Element - Reused Sites.</u> The proposed project site is i) listed on Table B-1 in the Certified Housing Element, ii) identified as a site used in a prior housing element, iii) not listed as vacant, iv) satisfies any portion of the City's lower income RHNA requirement; and v) the proposed project dedicates at least 20 percent of units for lower income households.</p> <p>(b) <u>Housing Element - Rezoned Sites.</u> The proposed project site is i) listed on Table B-2 in the Certified Housing Element, ii) satisfies any portion of the City's low- or very low-income RHNA requirement; and iii) the proposed project dedicates at least 20 percent of units for low or very low-income households.</p>
<p>Establish a minimum density of 20 units per acre</p> <p>NOTE: Required on sites that accommodate a portion of the lower income RHNA and are subject to rezoning per Table B-2 of the Housing Element.</p>	<p>The minimum density is established for all three groups of sites identified on Table B-2 of the Housing Element as follows:</p> <p><b>RH-3 zone (Residential Recycling sites).</b> The residential recycling sites identified on Table B-2 of the housing element were not used to fulfill any portion of the City's lower income RHNA, so these sites are not required to establish a minimum density. To encourage higher-density redevelopment, however, a minimum density, applicable to those parcels identified in Table B-2 of the housing element has been added as Section 10-2.519(a).</p> <p><b>MU-3a zone (MU-1 sites).</b> A minimum density, applicable to residential and mixed-use projects with residential uses proposed on parcels identified in Table B-2 of the housing element has been added as Section 10-2.916(b).</p> <p><b>AHO zone (Residential Overlay areas).</b> Section 10-2.1444(a)(1) identifies the minimum density for the zone, applicable to residential and mixed-use projects with residential uses proposed on AHO sites. Section 10-2.1432(b)(1) and Section 10-2.1434(a)(1) requires that where the underlying zone allows for residential uses, the minimum density identified in the AHO zone is to prevail over that of the underlying zone, if any.</p>
<p>Accommodate a minimum of 16 units per site</p> <p>NOTE: Required on all sites that accommodate a portion of the lower income RHNA as listed in Tables B-1 and B-2 of the Housing Element.</p>	<p><b>190th Street Residential Overlay Area.</b> The Housing Element included 6 parcels in the 190th Street Residential Overlay area, collectively accommodating 67 units of the very low income RHNA, where lot consolidation would be necessary to allow 16 units on the site. To address this issue, the Housing Element included program 11 to provide incentives to facilitate lot consolidation in the 190th Street Residential Overlay area. To address this, Policy LU-1.6 was added to the Land Use Element of the General Plan, and it shall be incentivized through the City's fee schedule.</p>

	<p><b>AHO zone.</b> Section 10-2.1444(d) sets the minimum lot size for projects developed using AHO standards to 12,672 square feet, which accommodates 16 units at 55 du/ac, the maximum density identified for the AHO zone in the housing element.</p> <p><b>All other sites.</b> All other sites that accommodate a portion of the low or very low income RHNA identified on Tables B-1 and B-2 of the Housing Element allow for 16 units at the maximum density identified.</p>
<p>Allow 100 percent residential uses within mixed-use areas and AHO sites and require mixed-use projects that include residential uses to have the residential portions of the project occupy a minimum of 50 percent of the total floor area.</p> <p>NOTE: The 50 percent residential requirement shall be required for all mixed-use projects that include a mix of residential and non-residential uses on a property listed in Table B-2 of the Housing Element as accommodating any portion of the City's Low or Very Low income RHNA.</p>	<p>Parcels identified on Table B-2 of the Housing Element that accommodate any portion of the low or very low income RHNA and are grouped under a "Residential Overlay" or "MU-1" strategy are subject to this provision.</p> <p><b>AHO zone (Residential Overlay sites).</b> The "Residential Overlay" sites are implemented by the AHO zone. Section 10-2.1440(a) allows for 100 percent residential projects on all AHO sites. Section 10-2.1440(b)(2) requires that any mixed-use project combining residential and nonresidential uses dedicate at least 50 percent of the total floor area to residential uses. One hundred percent non-residential projects are allowed if consistent with the requirements of the base zone.</p> <p><b>MU-1, MU-2, and Residential Overlay sites with a mixed-use underlying zone.</b> To address the Mixed-Use strategy ("MU-1 ") as well as the FedEx site which establishes a "Residential Overlay" over a mixed-use zone, the following provision will be added as Section 10-2.911(b)(3):</p> <p><u>Housing Element Sites that accommodate units affordable to lower income households.</u> For projects located on parcels identified in Table B-2 of the Housing Element, and used to accommodate any portion of the City's low, or very low regional housing needs allocation (RHNA), 100 percent residential uses shall be permitted, and any mixed use project that includes residential uses shall require a minimum of 50 percent of the gross floor area, existing and proposed, be occupied by a residential use. Floor area shall be calculated as outlined in Section 10-2.1440(b)(2).</p> <p>For one hundred percent residential projects in mixed use zones:</p> <ul style="list-style-type: none"> <li>• Density standards shall regulate, FAR standards shall not apply.</li> <li>• Where different standards are noted for commercial and mixed-use projects, the mixed-use standards shall apply.</li> </ul> <p>This provision would continue to allow one hundred percent non-residential projects that are consistent with all provisions of the applicable zone.</p>

*To address these requirements, the affordable housing overlay (AHO) zone has been added to Article 2 of the Zoning Ordinance as Division 14, and other changes have been added throughout the code as noted in the tables above.*

## Program 9: By-Right Approval (AB 1397)

Program 9 of the Housing Element requires the City to amend its Zoning Ordinance pursuant to AB 1397 (2017) to require by-right approval of housing developments that include 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6<sup>th</sup> cycle lower income RHNA that meet the following conditions:

- Reusing of nonvacant sites previously identified in the 5th cycle Housing Element
- Rezoning of sites where the rezoning occurs past the October 15, 2021, statutory deadline.

State Housing Law also requires that any vacant sites previously identified in the 4<sup>th</sup> and 5<sup>th</sup> cycle Housing Element meet this requirement as well, but the City's sites inventory did not include any vacant sites.

Implementing Program 9 requires amendments to the Zoning Ordinance, Title 10 of the City's municipal code, to provide ministerial procedures for sites rezoned after October 15, 2021, at densities which satisfy low-income RHNA requirements and sites identified as accommodating the low-income RHNA in the previous housing element, where the project proposes 20 percent of units for lower income households.



To address these requirements, the Administrative Design Review procedures contained in Article 12, Procedures, of the Zoning Ordinance will be revised to allow by-right approval of projects that are 1) proposed on eligible sites identified in the Housing Element, and 2) meet the affordability criteria. Additionally, the Planning Commission Design Review procedures have been updated to exclude these projects from Planning Commission Design Review.

*Updates to Sections 10-2.2500 and 10-2.2502 in Chapter 2 (Attachment B) and 10-5.2500 and 10-5.2505 in Chapter 5 (Attachment C) address the requirements for by-right approval under AB 1397.*

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## Program 10: Replacement Housing

Program 10 of the Housing Element requires the City to amend its Zoning Ordinance pursuant to AB 1397 (2017) to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in State Density Bonus Law. In addition to AB 1397, which is cited in the Housing Element, the Housing Crisis Act (adopted in 2019, and amended in 2021 and 2023) expands the conditions when replacement housing is required. A discussion of what is required by State Law is included below.

The City's Zoning Ordinance will be revised to address replacement housing requirements, consistent with State Law, through the addition of Article 13, Replacement Housing. The proposed language for the new Article is included after the discussion of applicable State Laws.

Article 13 will require proposed development projects located on properties where housing is suspected to have been "affordable" ("Existing and Protected Units") in the five years prior to the date of the application being deemed complete to submit either an owner-signed declaration as applicable or receive a Replacement Unit Determination (RUD) letter from the Redondo Beach Housing Department.

### Applicable State Laws

#### *"Local planning: housing element: inventory of land for residential development" (AB 1397)*

The replacement housing requirements included in AB 1397 (2017) are codified in California Government Code Section 65583.2(g)(3). This portion of State Law requires that a development project ("Project") must replace all protected units that were identified on the site ("Property") at any point in the previous five years as a condition of development on a nonvacant property identified in the Housing Element inventory of adequate sites.

Under AB 1397, "Protected Units" include any housing units:

- Subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- Subject to any other form of rent or price control through a public entity's valid exercise of its police power, or
- Occupied by low or very low-income households.

Under AB 1397, "previous five years" is based on the date the application for development was submitted, including either a complete building permit application or planning entitlement application (whichever is first).

Properties required to comply with the replacement requirements pursuant to AB 1397 are identified in Appendix B of the Certified Housing Element, listed in either Table B-1 or B-2, and not identified as vacant.

As a condition of approval, replacement housing must be provided at rates affordable to the same or lower income level as the units being replaced and is subject to the same requirements stated in Density Bonus Law (Section 65915(c)(3)), which apply to developers seeking an affordable housing benefit after vacating or demolishing affordable or rent controlled units.

### *“Housing Crisis Act of 2019” (SB 330, SB 8, and AB 1218)*

In addition to the housing replacement requirements enacted by AB 1397, the Housing Crisis Act of 2019 (HCA), as amended by SB 8 in 2021 and AB 1218 in 2023 (California Government Code Section 66300.5 et seq.), expanded the conditions when replacement housing is required in two distinct circumstances and the definition of protected units as described below.

#### **1. Housing Development Projects that Require Demolition of Existing Units**

Government Code Section 66300.6(a) requires any housing development project, as defined in paragraph (3) of subdivision (b) of Section 65905.5 of the California Government Code as those consisting of the following uses: A) residential units only, B) Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use, or C) Transitional housing or supportive housing, to create at least as many residential dwelling units as will be demolished if the project requires the demolition of one or more residential dwelling units. Projects that are required to provide replacement units must do so as follows:

- The project must include at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the five years prior to date of application.

#### **2. Any Development Projects that Require Demolition of Protected Units**

Government Code Section 66300.6(b) requires that any development project on a property where protected units were identified in the five years preceding the date of application replace all existing protected units and protected units demolished on or after January 1, 2020, unless the development project is for industrial use and the project meets specific criteria. Projects that are required to provide replacement units must do so as follows:

- The applicant must ensure any required replacement housing is developed prior to or concurrently with the development project. The required replacement housing may be located on a site other than the project site but shall be located within the same jurisdiction. The applicant may contract with another entity to develop the required replacement housing.

#### **Protections for existing renters of protected units**

Government Code Section 66300.6(b) requires applicants proposing projects that require demolition of protected units to allow occupant(s) to remain in their units until 6 months prior to construction, provide relocation benefits, and offer right of first refusal for a comparable unit at an affordable rate in the replacement housing project.

#### **Definition of Protected Units**

Government Code Section 66300.5 defines “Protected Units” as:

- Residential dwelling units that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income within the past five years.
- Residential dwelling units that are or were subject to any form of rent or price control through a public entity’s valid exercise of its police power within the past five years.
- Residential dwelling units that are or were rented by lower or very low income households within the past five years.
- Residential dwelling units that were withdrawn from rent or lease in accordance with Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 within the past 10 years.

### Duration of provisions

Government Code Section 66301 establishes a sunset provision for Government Code Sections 66300-66301. The law will remain in effect until January 1, 2034, but the provisions of the chapter shall only apply to those housing development projects that submit a preliminary application before January 1, 2030.

## Integrating Housing Replacement Requirements into the City’s Zoning Ordinance

The provisions of the Housing Crisis Act of 2019 codified in Government Code Sections 66300.5-66300.6 encompass or surpass most of the requirements established by AB 1397 and codified in Government Code Section 65583.2(g)(3), with the following exceptions:

- AB 1397 requires projects on properties identified in the City’s Certified Housing inventory (Tables B-1 and B-2 of the Certified Housing Element) that require demolition of existing protected units provide replacement housing at the same income level as those being demolished.
- AB 1397 does not include a sunset date.

Article 13 is proposed as a new Article under Title 10, Chapter 2, of the City’s Municipal Code. Article 13 will address the provision for replacement housing by requiring compliance with both sections of the Government Code discussed above. The Article will also incorporate a sunset date of January 1, 2034, at which point it would need to be revised to address only the requirements of AB 1397.

*A new Article 13, in Chapters 2 and 5, will address the requirements for Replacement Housing. The proposed language for Article 13 is included under Attachments B (Chapter 2) and C (Chapter 5).*

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## Program 13 - Part 1: Density bonus

Program 13 notes that the State density bonus law has been amended numerous times in recent years, so the City’s ordinance is not currently in compliance with State law. Because State Density Bonus Law is frequently updated by the legislature, the City proposes replacing the existing Density Bonus regulations in Chapter 2, Article 9 of the Zoning Ordinance with new language that details the administrative procedure for processing Density Bonus applications but defers to State law for specific information.

*The existing regulations in Article 9, in Chapters 2 and 5, will be replaced in full with the proposed language for Article 9 included under Attachments B (Chapter 2) and C (Chapter 5).*

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## Program 13 - Part 2: Zoning for a variety of housing types

Program 13 of the Housing Element requires the City to update its Zoning Ordinance to support housing production and bring the Ordinance into compliance with State law. This section describes updates that will align the Zoning Ordinance with State laws that allow for a variety of housing types including: transitional housing, supportive housing, employee housing, emergency shelters, low barrier navigation centers, unlicensed group homes (unlicensed residential care facilities), and single room occupancy (SRO) housing, as described below.

### Transitional and Supportive Housing (SB 2, SB 745)

Pursuant to SB 2 and SB 745, transitional and supportive housing constitutes a residential use and therefore local governments cannot treat them differently from other types of residential uses. To reflect this, the City will amend the Zoning Ordinance to define transitional and supportive housing pursuant to California Government Code Sections 65582(f),(g), and (h) and permit transitional and supportive housing in all zones

where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone.

To address these requirements, the definitions for “Transitional housing,” “Supportive housing,” and “Target population” will be added to section 10-2.402; the specific purpose of all zones that allow for residential uses will be amended to clarify that transitional and supportive housing are considered a residential use, and the land use regulations for all zones that allow for residential uses will be amended to list that transitional housing and supportive housing as residential uses permitted by right.

*Updates to Sections in Chapter 2 (Attachment B): 10-2.402, 10-2.500, 10-2.501, 10-2.510, 10-2.511, 10-2.530, 10-2.531, 10-2.900, and 10-2.910 and Chapter 5 (Attachment C): 10-5.402, 10-5.500, 10-5.501, 10-5.510, 10-5.511, 10-5.900, and 10-5.910, address the requirements for transitional and supportive housing under SB 2 and SB 745.*

## Supportive Housing (AB 2162):

The Supportive Housing Streamlining Act (AB 2162) requires supportive housing to be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. The legislation requires a local government to approve, within statutory timelines, a supportive housing development that complies with specified criteria.

To address these requirements, a new section, 10-2.1638, Supportive Housing, will be added to Article 4, Special Use Regulations to ensure supportive housing projects meet the definition of supportive housing and are processed as required by State law.

*Updates to Section 10-2.1638 in Chapter 2, (Attachment B) and Section 10-5.1638 in Chapter 5, (Attachment C) address the requirements for supportive housing under AB 2162.*

## Employee Housing (The Employee Housing Act)

Pursuant to California Health & Safety Code Section 17021.5, any employee housing providing accommodation for six or fewer employees shall be deemed a single-family structure with a residential land use designation. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. Use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy for purposes of Part 1.5 (commencing with Section 17910) or local building codes.

To address these requirements, the definition for “Employee housing,” defining the use as serving six or fewer employees in accordance with State law, will be added to section 10-2.402; the specific purpose of all zones that allow for residential uses will be amended to clarify that employee housing is considered a residential use, and the land use regulations for all zones that allow for residential uses will be amended to list employee housing as a residential use permitted by right.

*Updates to Sections in Chapter 2 (Attachment B): 10-2.402, 10-2.500, 10-2.501, 10-2.510, 10-2.511, 10-2.530, 10-2.531, 10-2.900, and 10-2.910 and Chapter 5 (Attachment C): 10-5.402, 10-5.500, 10-5.501, 10-5.510, 10-5.511, 10-5.900, and 10-5.910, address the requirement to treat employee housing for six or fewer employees as a residential use under the Employee Housing Act.*

## Emergency Shelters (AB 139):

The Emergency and Transitional Housing Act of 2019 (AB 139) requires that the City set parking standards for an emergency shelter based on the anticipated staffing levels rather than anticipated demand for parking.

To address this requirement, the parking requirements for Emergency Shelters will be changed from requiring one space for each 250 square feet of gross floor area, to requiring one parking space per employee on site at the same time.

*Updates to Section 10-2.1706 in Chapter 2 (Attachment B) and Section 10-5.1706 in Chapter 5 (Attachment C) address the parking requirements for emergency shelters under AB 139.*

## Low Barrier Navigation Centers (AB 101):

AB 101 requires a Low Barrier Navigation Center (LBNC) be a use by right in areas zoned for mixed use, and the affordable housing overlays where the underlying zone is mixed use or non-residential, if the proposed project meets specified requirements, including:

- Access to permanent housing.
- Use of a coordinated entry system (i.e. Homeless Management Information System).
- Use of Housing First according to Welfare and Institutions Code section 8255. (Gov. Code, Section 65662.)

A LBNC is defined as 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. (Gov. Code, Section 65660.)

To address these requirements, the definition for “Low Barrier Navigation Center,” will be added to section 10-2.402, and a new section, 10-2.1636, Low Barrier Navigation Centers, will be added to Article 4, Special Use Regulations 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.

*Updates to Sections 10-2.402, 10-2.910, 10-1438, and 10-2.1636 in Chapter 2 (Attachment B) and Section 10-5.402, 10-5.910 and 10-5.1636 in Chapter 5 (Attachment C) address the provisions for LBNCs under AB 101.*

## Unlicensed Group Homes:

State law requires that unlicensed community care facilities with six or fewer residents must be allowed by-right in residential zones and treated like a single-family residence if located in a single-family residential zone.

Program 13 of the Housing Element acknowledges that the City has provisions to address licensed group homes with six or fewer residents, referred to as “Residential care facilities, limited” in the City’s Zoning Ordinance, but it requires that the Zoning Ordinance be updated to include provisions for unlicensed group homes because not all residential care facilities and group homes require a license. Residents of unlicensed residential care facilities are considered disabled but not in need of on-site medical care, so the facilities typically do not prescribe or administer medical treatment but may offer personal services such as laundry, meals or other assistance with daily living.

To address these requirements, the existing definition of “Residential care facilities, limited” will be expanded to include all residential care facilities with six or fewer residents regardless of licensure status by removing the following text from the definition, “This classification includes only those services and facilities licensed by the State of California.”

*Updates to Section 10-2.402 1636 in Chapter 2 (Attachment B) and Section 10-5.402 in Chapter 5 (Attachment C) address provisions for Unlicensed Group Homes.*

## Single Room Occupancy (SRO) Housing:

Program 13 of the Housing Element specifically requires that the Zoning Ordinance be amended to allow Single Room Occupancy (SRO) housing to be conditionally permitted in the C-4 zone outside of the Coastal Zone.

To address these requirements, the definition of “Single room occupancy (SRO) housing” will be added, and the land use regulations for C-4, C-4A, and C-4B commercial zones, and C-4-PD pedestrian-oriented commercial zone will be updated to allow SRO’s as a conditionally permitted “Other Use” in all C-4 zones. A new section will also be added to Article 4, Special Use Regulations to regulate the development and operation of single room occupancy (SRO) housing within City limits.

*Updates to Sections in Chapter 2 (Attachment B): 10-2.402, 10-2.640, and 10-2.1740 and Chapter 5 (Attachment C): 10-5.402, 10-5.640, and 10-5.1740 address provisions for SROs.*

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## Program 13 - Part 3: Affirmatively furthering fair housing

Program 13 of the Housing Element requires the City to update its Zoning Ordinance to support housing production and bring the Ordinance into compliance with State law. This section describes updates that will align the Zoning Ordinance with State laws that bring the Ordinance into compliance with State and Federal Fair Housing Laws including establishing reasonable accommodation procedures, and updating the definition of a family, as described below.

### Reasonable Accommodation:

Program 13 of the Housing Element specifically requires that the Zoning Ordinance be amended to provide a formal process for providing reasonable accommodation to persons with disabilities. The Housing Element program requires the process be available to any person, a business, or organization making a written request for reasonable accommodation in the application of land use or zoning provisions in order to facilitate the development of housing for persons with disabilities, and it further requires that the request be reviewed and determined by the Community Development Director or his designee.

To address these requirements, a new section will be added to *Article 12, Procedures* to provide a formal process to provide reasonable accommodation for persons with disabilities.

*Updates to Section 10-2.2522 (Attachment B) and Section 10-5.2522 (Attachment C) address provisions for providing Reasonable Accommodations.*

### Definition of Family

State and Federal Fair Housing Laws, first enacted under the Fair Housing Amendments Act of 1988, require that the definition of a “Family” emphasize the functioning of the members as a cohesive household. Specifically, the definition cannot distinguish between related and unrelated persons, and it cannot impose a numerical limitation on the number of persons that may constitute a family.

To address these requirements, the existing definition of “Family” will be revised to comply with fair housing laws.

*Updates to Section 10-2.402 (Attachment B) and Section 10-5.204 (Attachment C) include the revised definition of Family.*

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## Program 13 - Part 4: Remove constraints to the development of housing

Program 13 of the Housing Element requires the City to update its Zoning Ordinance to support housing production and bring the Ordinance into compliance with State law. This section describes updates that remove barriers to housing production including establishing parking standards based on unit size/type and allowing for larger multi-family projects to be processed through an administrative design review process, without requiring a conditional use permit (CUP), as described below.

## Parking Requirements:

Program 13 of the Housing Element notes that the City's Zoning Ordinance requires two parking spaces per unit regardless of unit size, and notes that the requirement could discourage the development of small units, and requires that the City amend the parking standards to reduce the burden on multi-family residential development, including adjusting the number and type of parking spaces required.

To address these requirements, parking standards for multi-family residential development will be adjusted to require 1 space for each studio/0-bedroom unit, 1.5 spaces for each 1-bedroom unit, and 2 spaces for each unit with 2 or more bedrooms.

*Updates to Section 10-2.1704 (Attachment B) and Section 10-5.1704 (Attachment C) include the revised parking standards for multi-family development.*

## Conditional Use Permits:

Program 13 of the Housing Element notes that the City's Zoning Ordinance requires the approval of a Conditional Use Permit (CUP) for multi-family development with four or more units. The Housing Element notes that the CUP requirement potentially adds time and uncertainty to multi-family development, and requires that the Zoning Ordinance be revised to raise the threshold of administrative review for multi-family development from 4 units to 15 units (consistent with an option being considered as a threshold for triggering the inclusionary housing ordinance). For projects above 15 units, utilize a development review process that focuses on site plan and the application of residential objective standards by the Planning Commission.

To address these requirements, the land use regulations for multi-family zoning designations has been revised to reflect a raised threshold for requiring a CUP from 4 units to 15 units, the administrative design review section has been updated to allow projects with up to 15 units on a lot to be processed administratively, and the planning commission design review section has been updated to reflect the revised threshold for PC review requirements. Additionally, Section 10-1.504 and Section 10-1.1010 of the City's Subdivision Ordinance will also require amendments.-

*Updates to Sections 10-1.504 and 10-1.1010 of Chapter 1 (Attachment A), Sections 10-2.511, 10-2.513, 10-2.514, 10-2.515, 10-2.516, 10-2.2500, 10-2.2502 of Chapter 2 (Attachment B), and Sections 10-5.511, 10-5.513, 10-5.515, 10-5.516, 10-5.2500, 10-5.2502 of Chapter 5 (Attachment C), include the revisions to allow for larger projects to be processed administratively and without a CUP.*



# General Plan Update – Consistency Zoning

## The General Plan Update

In addition to the required zoning changes to implement the Housing Element, the proposed General Plan Update includes several changes to the General Plan Land Use Map as well as changes to General Plan Land Use Districts. These General Plan policy and Land Use Map changes are implemented through the Zoning Map and Zoning Ordinance, so each must be updated to maintain consistency with the City’s proposed General Plan.

These changes will be updated on the City’s zoning map as shown in Exhibits 3 and 6, Areas of Change Map: Proposed Zoning for North and South Redondo Beach respectively.

The required changes to the Zoning Ordinance are described in Table 4. The actual proposed changes are included in Attachments A-C as noted.

**Table 3 General Plan Land Use Changes and Recommended Update to Zoning Ordinance**

General Plan (GP) Land Use Change	Description of change and/or Corresponding Update to Zoning Ordinance
<b>Residential GP Land Use Changes</b>	
Residential High (RH) - Maximum density raised from 28 du/ac to 30 du/ac.	Amendments to Sections 10-2.517(a), 10-2.518 (a), and 10-2.519(a), Development Standards for RH-1, RH-2, and RH-3 zones raise the maximum density allowed from 28 to 30 du/ac.  <i>Amendments to Sections 10-2.517, 10-2.518, and 10-2.519 in Chapter 2 (Attachment B) and 10-5.517, 10-5.518, and 10-5.519 in Chapter 5 (Attachment C) address this change.</i>
<b>Commercial GP Land Use Changes</b>	
Commercial Neighborhood (CN): A new General Plan Land Use Category	The new Land Use Category allows for commercial districts with uses that complement adjacent residential neighborhoods. Allowed uses include retail, restaurants, personal services, office, hotel*, kenneling*, and similar uses. The intent of this designation is to provide goods and services that meet the needs of residents and businesses.  Buildings in the CN district should front the street with rear, alley loaded parking where feasible. Where CN designations contain existing residential uses, they shall be allowed to remain and shall be considered conforming; however, no new residential units are permitted.  The Land Use Category sets a maximum intensity of 0.50 FAR (except for the Artesia Boulevard and Aviation Boulevard Special Policy Areas, where the Maximum FAR is 1.50)  This district was originally created to replace C-2 General Plan Land Use Districts, by describing a more general mix of uses in the General Plan, while encouraging pedestrian-oriented development where feasible, and deferring to the Zoning Map, other area-specific plans, and the Zoning Ordinance to further refine the details of where and how land use would be implemented throughout the City. The CN land use designation is proposed to be consistent with all the C-2 commercial zoning districts.
CN: Implementing Zones	Consistent with this intent, the CN land use district will be implemented by C-2, C-2A, C-2B, and C-2-PD zones, but several changes to these zones are necessary to implement the CN district, as outlined below.
CN: Land use regulations	The CN General Plan category was updated to conditionally allow for kenneling and hotel uses at a City Council hearing. Hotel uses are already conditionally permitted in the C-2, C-2A, C-2B, and C-2-PD zones, but animal kennels will be added as conditionally permitted use in all four C-2 zones.  <i>Amendments to Section 10-2.620 in Chapter 2 (Attachment B) and 10-5.620 in Chapter 5 (Attachment C) address this change.</i>
CN: Maximum intensity	Development standards within the C-2, C-2A, C-2B, and C-2-PD zones already allow for a maximum of 0.50 FAR, consistent with the CN designation.



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	<p>In the Artesia and Aviation Special Policy Areas, however, the maximum FAR allowed in the C-2 and C-2-PD zones within the Artesia and Aviation Corridors Area Plan (which implements the special policy areas) must be raised from 0.60 FAR to 1.5 FAR.</p> <p><i>Amendments to Sections 10-2.622(a)(1) and Section 10-2.625(a)(1) in Chapter 2 (Attachment B) address this change.</i></p>
<b>Mixed-Use GP Land Use Changes</b>	
<p>Mixed-Use Transit Center (MU-TC): Rename and revise the Regional Commercial (CR) category</p> <p>MU-TC: Maximum density</p>	<p>The Mixed-Use Transit Center General Plan Land Use category is intended to replace the existing Regional Commercial General Plan Land Use category, while reducing the maximum density of units from 35 du/ac to 30 du/ac.</p> <p>The implementing zone will remain CR, with the following revisions:</p> <p>Development standards within the CR zone will be revised from 35 du/ac to 30 du/ac, consistent with the MU-TC designation.</p> <p><i>Amendments to Sections 10-2.919(b) in Chapter 2 (Attachment B) and 10-5.919 in Chapter 5 (Attachment C) address this change.</i></p>
<p>MU-1: Consolidate General Plan Mixed Use Categories</p>	<p>The MU-1 Mixed Use Designation was intended to consolidate all corridor-based General Plan Mixed-Use designations, except for those at the intersection of PCH and Torrance Blvd. This consolidated category included a lower maximum density for residential uses (changing from 35 to 30 du/ac), a lower commercial-only FAR in areas being converted from MU-3 to this consolidated category and establishing a minimum FAR of 0.35 for both commercial only and mixed-use projects.</p> <p>The Implementing zones will remain MU-1, MU-1a (previously MU-2, and only located in the zoning code for the coastal zone), MU-3A, and MU-3C.</p> <p>Density and FAR in each implementing zone will be amended to match the general plan designation.</p> <p>The MU-3B zone is no longer applied to any parcels in the City, so it will be removed.</p> <p><i>Amendments to Sections 10-2.913, 10-2.916, 10-2.917 and 10-2.918 in Chapter 2 (Attachment B) and 10-5.900, 10-5.910, 10-5.914, 10-5.917, and 10-5.918 in Chapter 5 (Attachment C) address this change.</i></p>
<p>MU-2: Renamed General Plan Mixed Use Category</p>	<p>This category was previously titled MU-3. No other changes are proposed in the GP.</p> <p>This GP land use will be implemented by the MU-3 zone.</p> <p><i>No changes to the MU-3 zone are recommended.</i></p>
<b>Industrial GP Land Use Changes</b>	
<p>I-1: increased maximum intensity</p>	<p>This GP land use is implemented by the I-1, I-1A, and I-1B zones.</p> <p>The development standards for each zone increase the maximum intensity from 0.7 FAR to 1.0 FAR, consistent with the proposed General Plan.</p> <p><i>Amendments to Sections 10-2.1012, 10-2.1013, and 10-2.1014 in Chapter 2 (Attachment B) address this change.</i></p>
<p>I-3: increased maximum intensity</p>	<p>This GP land use is implemented by the IC-1 zone.</p> <p>The development standards for this zone increase the maximum intensity from 0.7 FAR to 1.0 FAR, consistent with the proposed General Plan.</p> <p><i>Amendments to Section 10-2.1022 in Chapter 2 (Attachment B) address this change.</i></p>
<p>IF: New Zoning Overlay designation</p>	<p>The Industrial Flex Overlay Zone implements the Industrial Flex General Plan land use.</p> <p><i>Division 15 under Article 2 is added to Chapter 2 (Attachment B) to address provisions for this new zone.</i></p>
<b>Public/Institutional GP Land Use Changes</b>	

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<p>Divided Land Use Category into Public Institutional (PI), Open Space (OS), and Utilities (U)</p>	<p>This change was implemented at the General Plan level to delineate between the different types of public uses more clearly on the Land Use map.</p> <p>These categories are implemented by P-PRO, P-SF, P-CF, P-CIV, P-RVP, and P-ROW.</p> <p>The General Plan introduces maximum intensities to comply with State General Plan law. The zoning for all but two zones, however, defers maximum FAR to planning commission design review. The max FAR for the P-CIV designation is 1.25, which is consistent with the General Plan for the sites where the zone is applied (City Hall and the City Annex). All other PI designated properties are proposed to have a maximum FAR of .75 in the General Plan, but the zoning provisions remain unchanged. The Max FAR for the P-PRO designation will be reduced from 0.25 FAR to 0.20 FAR, consistent with the proposed General Plan.</p> <p><i>Amendments to Section 10-2.1117 in Chapter 2 (Attachment B) and Sections 10-5.1113 and 10-5.1117 in Chapter 5 (Attachment C) address this change.</i></p>
<p><b>Nonconforming uses</b></p>	
<p>Existing commercial uses within residential land use districts shall be considered legally conforming</p>	<p>Provisions to allow these properties to be reconstructed with the same use and the same size of building as currently exist have been added, and future updates to the Zoning Ordinance will address a process to make these uses legally conforming.</p> <p><i>Amendments to Section 10-2.2002 and 10-2.2004, in Chapter 2 (Attachment B) and Sections 10-5.2002 and 10-5.2004 in Chapter 5 (Attachment C) address this change.</i></p>
<p>Creation of non-conforming residential uses</p>	<p>The proposed changes to the General Plan Land Use Map and Zoning Map will assign a commercial land use designation over several existing residentially zoned and developed properties. Including two R-3 sites that will change to C-4, and several RH sites fronting PCH that will change to CN.</p> <p>The City's zoning ordinance specially includes provisions for existing non-conforming uses. It allows for those uses to remain as built in perpetuity, and allows structures to be rebuilt in the following cases:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul> <p><i>No changes to the provisions for non-conforming residential uses are proposed as part of the zoning ordinance at this time.</i></p>

# Attachment A: Proposed Amendments to Title 10, Chapter 1 of the Municipal Code.

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## 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.

# Attachment B: Proposed Amendments to Title 10, Chapter 2 of the Municipal Code.

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## 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) 190<sup>th</sup> 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:
<b>Residential Uses</b>			
<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:
<b>Residential Uses</b>								
<u>2-<del>3</del>15 residential units on a lot*</u>	P	P	P	P	P	P	P	10-2.1608
<u>4<del>16</del> or more residential units on a lot*</u>	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:
<b>Residential Uses</b>		
<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:
<b>Other Uses</b>					
<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:
<b>Residential Uses</b>					
<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>	
<b>Other Uses</b>					
<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) 190<sup>th</sup> 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 <sup>th</sup> Street	FedEx	
<b>Residential Uses</b>							
<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	
<b>Commercial Uses</b>							
<u>Home Occupations</u>	P	P	P	P	P	P	<u>10-2.1440(a)</u>
<b>Other Uses</b>							
<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)
North Tech	8.0	792	440
Kingsdale	2.4	792	132
South of Transit Center	6.2	792	341
190 <sup>th</sup> Street	7.9	792	434
South Bay Marketplace	17.2	792	946
FedEx	1.8	792	99
Notes:			
<ul style="list-style-type: none"> <li>The gross acreage of the overall AHO site shall be rounded to the 10<sup>th</sup> decimal, as shown here.</li> <li>Acreage shall be converted to square footage using a conversion factor of 43,560 square feet = 1 acre.</li> </ul>			

(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) 190<sup>th</sup> 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~~ 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:	<del>One space for each 250 square feet of gross floor area.</del> <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 10-2.2002 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, with on-site structures totaling no more than 10,000 square feet, 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 with on-site structures totaling no more than 10,000 square feet, 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 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 10-2.2108, 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.



# Attachment C: Proposed Amendments to Title 10, Chapter 5 of the Municipal Code.

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## 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:
<b>Residential Uses</b>			
<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>	
<u>Employee housing</u>	<u>P</u>	<u>P</u>	

**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:
<b>Residential Uses</b>								
2- <del>3</del> <u>15</u> residential units on a lot*	P	P	P	P	P	P	P	10-5.1608
<del>4</del> <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 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, 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:
<b>Other Uses</b>					
<u>Single room occupancy housing</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>10-5.1640</u>

**Section 10-5.900 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:
<b>Residential Uses</b>				
<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>	
<b>Other Uses</b>				
<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:	<u>One space for each 250 square foot of gross floor area.</u> <del>One parking space per employee on site at the same time.</del>
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

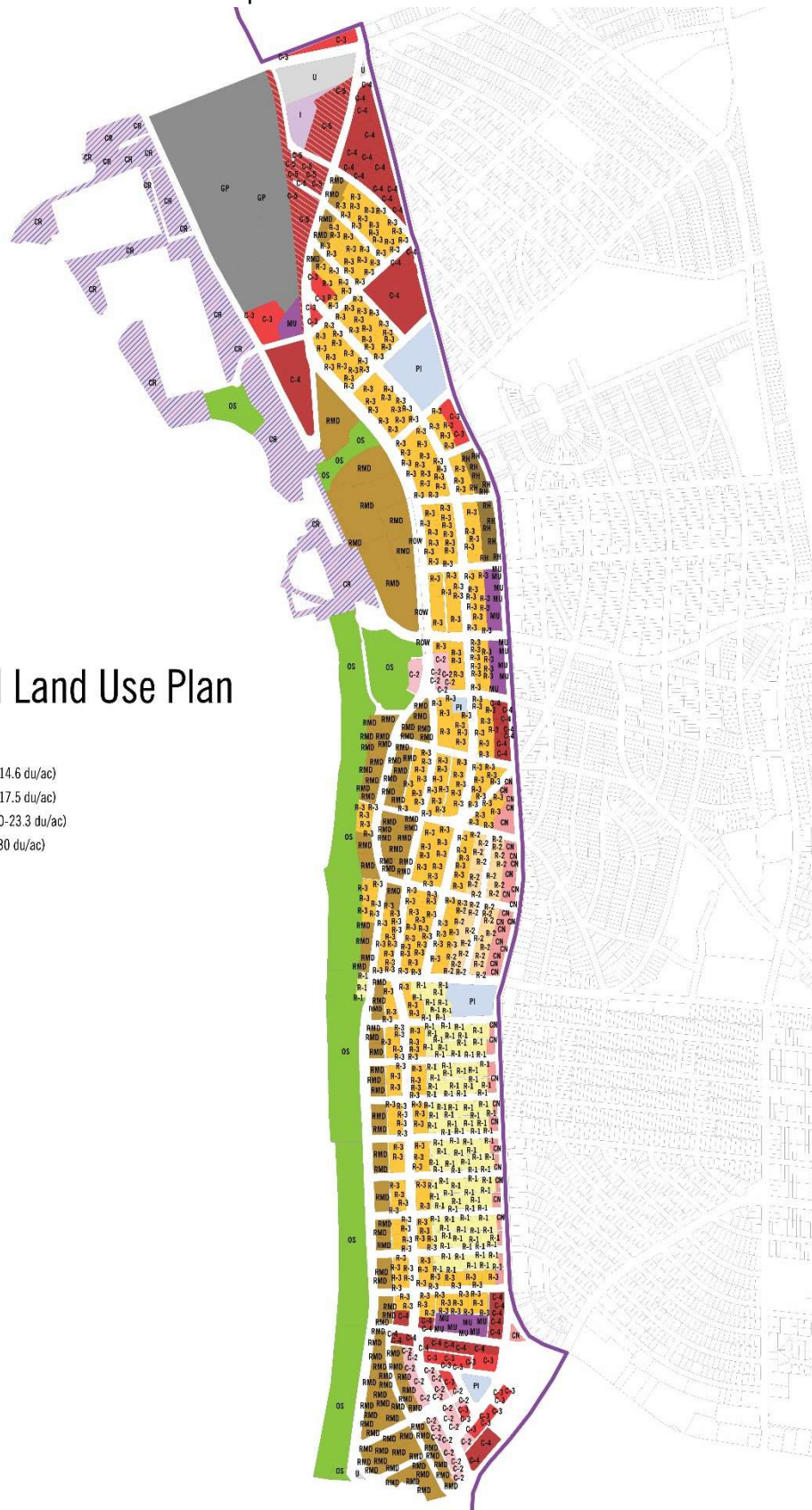
- OS: Parks and Open Space
- PI: Public/Institutional
- U: Public/Utility

#### 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) 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 1.00~~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 ~~35~~30 units per net acre.
- ~~1-3.~~ 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 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.~~
- ba) 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.
- eb) 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.
- dc) 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.
- ed) 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.~~

- fe) 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:*

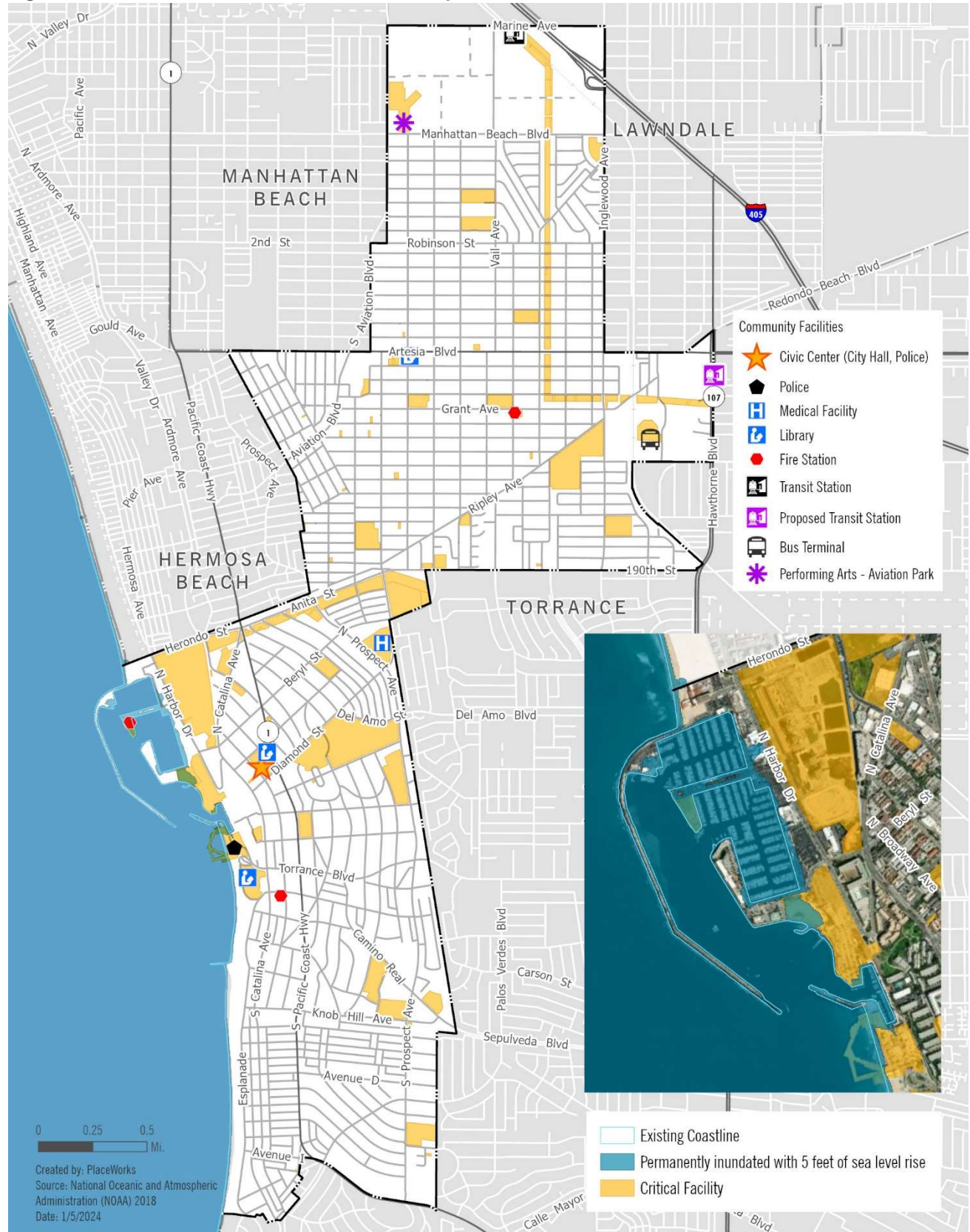
- e) Require new development projects to determine tsunami runup potential at the project site, prior to development. All development located within the tsunami inundation zone as identified by the most recent state or local California Emergency Management maps or, below elevation 15 feet above mean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



# **Public Comments Received on Draft General Plan, Zoning Ordinance, and LCP Amendments**

## **PLANNING COMMISSION MEETING AUGUST 15, 2024**

J.2 PUBLIC HEARING TO CONTINUE DELIBERATIONS ON UPDATES TO THE CITY'S GENERAL PLAN LAND USE, OPEN SPACE & CONSERVATION, NOISE, AND SAFETY ELEMENT, AND TO INTRODUCE REVISIONS TO THE CITY'S ZONING ORDINANCES AND LOCAL COASTAL PROGRAM (LCP) REQUIRED FOR CONSISTENCY AND TO IMPLEMENT THE CITY'S HOUSING ELEMENT

**CONTACT: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR**

**1. Public Comments Received from August 1, 2024 to August 8, 2024 on Draft General Plan, Zoning Ordinance, and LCP Amendments.**



**From:** [Stop BCHD](#)  
**To:** [Planredondo](#); [Gale Hazeltine](#); [Sean Scully](#)  
**Subject:** BCHD current FAR - Blue Folder Item  
**Date:** Thursday, August 1, 2024 8:25:08 PM

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312,000 sqft per the EIR  
457,000 sqft per the county assessor

0.7 FAR (rounded)

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StopBCHD.com ([REDACTED]) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

**From:** [Stop BCHD](#)  
**To:** [Planredondo](#)  
**Subject:** BCHD does NOT provide ESSENTIAL SERVICES  
**Date:** Thursday, August 1, 2024 7:30:38 PM

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BLUE FOLDER

Health Districts are NOT essential services. By definition in legislation, it is not essential to have Health Districts. In fact, the overwhelming majority of residents of Los Angeles County are not served. Therefore, BCHD is clearly NOT ESSENTIAL.

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StopBCHD.com ([REDACTED]) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

**From:** [ree](#)  
**To:** [Planredondo](#)  
**Subject:** BCHD proposed plan  
**Date:** Wednesday, July 31, 2024 9:52:03 PM

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**Subject: SUPPORT 0.75 FAR for P/I Land Use**

**I support the City's proposed 0.75 floor area ratio (FAR) for Public/Institutional land. To the extent that the City of Redondo Beach, which serves nearly 100% residents, requires more density, then it should be allowed to build to the proposed 1.25 FAR.**

**I oppose BCHD's request for spot zoning on the hospital site of 1.25 FAR. BCHD should be required to maintain 0.75 FAR.**

**BCHD's published plan for the Healthy Living Campus (HLC) is for 80% District non-resident tenants in the assisted living (per BCHD MDS study); 95% District non-resident enrollees in the PACE facility (per National PACE Association data); and a service area of 91% District non-residents in allcove (per BCHD 30-year service contract for all of LA County SPA8 from Long Beach to Catalina Island to the LAX area).**

**At 80% to 95% non-resident services for its HLC, BCHD cannot be eligible for any greater FAR than 0.75 in order to minimize its damage to the surrounding neighborhoods that are largely 0.5 FAR or equivalent.**

Maher Sesi, MD

**From:** [Jim Mueller](#)  
**To:** [Planredondo](#)  
**Subject:** Blue Folder Item For Planning Commission Meeting  
**Date:** Sunday, August 4, 2024 3:15:15 PM  
**Attachments:** [Proposed Code For Chronically Vacant Buildings.pdf](#)

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Per suggestion of the Planning Commission Chairperson, please include the attached proposed Municipal Code amendment in the Blue Folder for the next meeting. If further information needed, please contact me.

Thanks,  
Jim Mueller



**From:** [Stop BCHD](#)  
**To:** [Planredondo](#)  
**Subject:** Fwd: Public Comment - Redondo Beach General Plan  
**Date:** Thursday, August 1, 2024 7:25:02 PM

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BLUE FOLDER

----- Forwarded message -----

**From:** Stop BCHD <[REDACTED]>  
**Date:** Thu, Aug 1, 2024 at 1:37 PM  
**Subject:** Public Comment - Redondo Beach General Plan  
**To:** Eleanor Manzano <[REDACTED]> Sean Scully <[REDACTED]>  
<[REDACTED]>  
**Cc:** Kevin Cody <[REDACTED]> <[REDACTED]>

We strongly support the 0.75 FAR for P/I land uses. Neighborhoods are ravaged by excessive construction, traffic, noise, emissions and chronic stress. The 0.75 FAR still exceeds the 0.5 FAR of commercial development and the implied 0.5 FAR of residential development.

In the special case of the City of Redondo Beach, a government entity that provides services to nearly 100% Redondo Beach residents, a "bonus" to 1.25 FAR is acceptable. In the special case of the City, residents are directly benefitted, excess traffic is not created, and the damages from the 1.25 FAR more intensive development can be offset by benefits.

Since BCHD is requesting spot zoning or special dispensation from land use regulations, a discussion is in order. BCHD provided only 50% of its services to Redondo Beach based on the population distribution of the District. As BCHD has proposed reuse of the site, it has become increasingly clear that BCHD's intent is to become a pseudo-commercial entity.

BCHD's Healthy Living Campus is a clear example with its 80% to 95% non-resident services focus.

BCHD's consultant, MDS, conducted 3 extensive studies and found that overall, 80% of the prospective tenants for BCHD's proposed RCFE assisted living will be non-residents of the zip codes 90277, 90278, 90254 and 90266. Furthermore, over 90% of tenants will be non-residents of Redondo Beach 90277, 90278.

BCHD's contract for allcove is for LA County SPA8, an area of 1.4M population. Of that, 91% are non-residents of the District and 95% are non-residents of Redondo Beach.

BCHD's investment bankers proposed a 400 enrollee PACE facility. The National PACE Association data shows that 95% of the PACE facility will be non-residents of the District and 97% will be non-residents of Redondo Beach.

Clearly, using BCHD's own data along with expert trade associations, it can easily be demonstrated that BCHD's HLC should be limited to 0.75 FAR, as are most other P/I land

uses, due to the 80% to 95% District non-resident planned use. The City of Redondo Beach NON-RESIDENT usage is 90% to 97% and does not deserve any "bonus" to 1.25 FAR due to its high damages to benefits propensity for Redondo Beach residents.

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StopBCHD.com ( [REDACTED] ) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

**From:** [REDACTED]  
**To:** [Planredondo](#)  
**Subject:** NO To Beach City Health District Buildout  
**Date:** Thursday, August 1, 2024 8:13:33 AM

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Planning Commission Of Redondo Beach,

As residents on the 1400 Block of Diamond Street in Redondo beach, **my family along with my neighbors are against having BCHD going beyond the 0.75 FAR with their proposed Residential Care Facility.**

The BCHD development / overbuild is harmful to the environment, residents, homeowners and will add more vehicle traffic in the area. We have young school children and parents walking and riding bicycles to and from Redondo Union High School, Parras Middle School, Beryl Elementary, Towers Elementary and we are concerned for their safety regarding more fast-moving vehicles and pollution if this project over exceeds the build.

BCHD has not been conscientious nor on the side of the surrounding neighborhood and the residents. The for-profit project only serves BCHD's personal and financial interests, not the community. This why my wife and I oppose a build out larger than the allowed 0.75 FAR.

BCHD knows their plan for The Residential Care Facility For The Elderly is a **FOR PROFIT DEVELOPMENT** under the guise of building a "Healthy Living Campus For The People." This is not a project to serve and benefit the surrounding community. Again, the over development of the facility would cause a bigger health risk to all pedestrians, motorist, residents, school age children and the surrounding neighborhood.

In summation, I stand with my neighbors that the City Of Redondo Beach should not grant a waiver or give an exception to BCHD that goes beyond the 0.75 FAR.

Thank you.

Edward and Menaka Evans

**From:** [Barbara Kiyokane](#)  
**To:** [Planredondo](#)  
**Subject:** Proposed BCHD Development  
**Date:** Thursday, August 1, 2024 11:15:24 AM

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**We strongly oppose BCHD's request for spot zoning on the hospital site of 1.25 FAR. BCHD should be required to maintain 0.75 FAR. The negative impact on our neighborhood is too great to ignore.**

**Sincerely,  
Phil and Barbara Kiyokane**



**From:** [char](#)  
**To:** [Sean Scully](#); [Planredondo](#); [CityClerk](#)  
**Subject:** Proposed FAR and BCHD  
**Date:** Thursday, August 1, 2024 2:54:49 PM

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**Dear Planning Commission;**

**Subject: SUPPORT 0.75 FAR for P/I Land Use**

**I support the City's proposed 0.75 floor area ratio (FAR) for Public/Institutional land. To the extent that the City of Redondo Beach, which serves nearly 100% residents, requires more density, then it should be allowed to build to the proposed 1.25 FAR.**

**I oppose BCHD's request for spot zoning on the hospital site of 1.25 FAR. BCHD should be required to maintain 0.75 FAR.**

**BCHD's published plan for the Healthy Living Campus (HLC) is for 80% District non-resident tenants in the assisted living (per BCHD MDS study); 95% District non-resident enrollees in the PACE facility (per National PACE Association data); and a service area of 91% District non-residents in allcove (per BCHD 30-year service contract for all of LA County SPA8 from Long Beach to Catalina Island to the LAX area).**

**At 80% to 95% non-resident services for its HLC, BCHD cannot be eligible for any greater FAR than 0.75 in order to minimize its damage to the surrounding neighborhoods that are largely 0.5 FAR or equivalent**

**Sincerely ,  
Charlene Gilbert  
Redondo beach**

**From:** [Mark Nelson \(Home Gmail\)](#)  
**To:** [Planredondo](#); [Sean Scully](#)  
**Subject:** Public Comment - BCHD Planned Buildings and Heights - Blue Folder  
**Date:** Thursday, August 1, 2024 10:18:35 PM  
**Attachments:** [image.png](#)

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As local residents were aware and stated during the 8/1/24 special meeting, BCHD intends to build all new buildings on the edge of the campus up against residential property.

The Gold colored Phase 1 building will run from Flagler up to behind Vons and be 103-feet above the surrounding R-2 and RMD neighborhoods Redondo and the C-2 Vons Plaza.

The Flagler side will be 110-150 feet above the Torrance homes to the east that are in the Torrance Hillside Overlay.

The blue parking structure behind the 510 building is an 8-10 story parking ramp at Prospect and Diamond and will be 80 ft to 100 ft above the homes on Diamond and much further above the homes on Tomlee in the Torrance Hillside Overlay.

The remaining blue multipurpose building the the north of the parking ramp is approximately 75-feet tall and facing R-1 homes to the west.

To be clear, only the 952-sqft "penthouse" on BCHD is at 75-feet. All the rest is 52-feet or lower.

## Phase 1 & 2



**From:** [Stop BCHD](#)  
**To:** [Planredondo](#)  
**Subject:** Public Comment - Blue Folder - BCHD is expanding services TO NON-RESIDENTS by DAMAGING RESIDENTS.  
**Date:** Thursday, August 1, 2024 7:40:40 PM

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BCHD tested 84% NON-RESIDENTS during Covid and cost the District taxpayers \$2.3M in NON-REIMBURSED COSTS. BCHD by observation prefers to service NON-RESIDENTS.

Phase 1 of the HLC - allowe Beach Cities is 91% non-residents of the District as it services 91% non-residents.

Phase 1 of the HLC is an 80% non-resident tenant assisted living.

Phase 1 of the HLC includes a 95% non-resident enrollee in the PACE program

--

StopBCHD.com ([REDACTED]) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

**From:** [Stop BCHD](#)  
**To:** [Planredondo](#)  
**Subject:** Public Comment - Blue Folder - The HLC is located at the perimeter of the site against homes  
**Date:** Thursday, August 1, 2024 8:01:23 PM

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The RCFE will be 100-feet above Beryl and Flagler and tower above homes.  
The Parking will be a 10-story parking ramp next to Diamond St at Diamond and Prospect.  
The aquaplex, if it is built, would be up against Prospect.

Plainly - the City has the Pre-CUP for the HLC and must be 100% clearly understood. The statements of the public were generally wrong..

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StopBCHD.com ( [REDACTED] ) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Planredondo](#); [Planning Redondo](#); [Sean Scully](#)  
**Subject:** Public Comment - Council and Planning Commission  
**Date:** Thursday, August 1, 2024 1:13:13 AM

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## **FAST FACTS ABOUT BCHD**

- 1. BCHD WANTS TO TRIPLE THE SIZE OF CAMPUS BUILDING** – BCHD plans to nearly triple the size of the campus buildings from 300,000 sqft to nearly 800,000 sqft of buildings, creating noise, traffic, visual blight, and damage to surrounding residents, health, safety and property values. (source: BCHD FEIR, BCHD Pre-CUP Filing, Blue Zones LLC Chronic Stress “silent killer”)
- 2. BCHD PLANS TO BUILD ON THE SITE EDGE UP AGAINST HOMES** - BCHD plans to build the majority of buildings on the edges of the site, adjacent to residential and Torrance hillside overlay zones. (Source: BCHD FEIR, RBMC, TMC) Previously, the tallest buildings were nearly dead center in the site, minimizing negative impacts to surrounding residents and property.
- 3. BCHD PLANS A 100% PRIVATE ASSISTED LIVING FOR 80% NON-RESIDENTS ON PUBLIC LAND** - BCHD plans to lease 3 acres to a 100% private developer to build a market-priced assisted living for 80% non-residents of the District. (Source: Cain Bros., MDS Consultants) BCHD has no updated Non-Resident tenant forecast. (Source: BCHD Public Records Response (PRR))
- 4. BCHD PLANS A PACE FACILITY FOR 95% NON-RESIDENT ENROLLEES** - BCHD plans a 400 enrollee PACE facility for 95% non-resident enrollees of the District (Source: Cain Bros., National PACE Assoc.)
- 5. BCHD ADDED 1.2M RESIDENTS TO THE BCHD SERVICE AREA FOR ITS ALLCOVE PROPOSAL** – The application for a \$2M State grant for allcove was scored on service to disadvantaged communities and mental healthcare provider shortage areas. BCHD is neither, in fact, the District is wealthier and is not a shortage area. As a result, BCHD was obligated to provide allcove service to LA County Planning Area 8 of 1.4M population. (Source: BCHD MHSA \$2M funding agreement and application)
- 6. ALLCOVE IS A 91% NON-RESIDENT SERVICE AREA** – According to BCHD’s list of SPA8 allcove service cities, it is 1.4M population, while the District is 120,000. BCHD has an obligation to service a 91% NON-RESIDENT allcove area. (Source: BCHD Press Releases, US Census)
- 7. BCHD ACCEPTED A 30-YEAR, \$175M UNFUNDED ALLCOVE OBLIGATION** – In return for a \$6M grant for use building an allcove building, BCHD was required to operate the building and its services for a minimum of 30 years. The estimated cost is \$175M for those 30 years. (Source: BCHD MHSA \$6M grant, Independent Estimate of Costs, BCHD has conducted NO 30 year cost analysis itself)

**8. BCHD FAILED TO CONDUCT A COST ANALYSIS OF ALLCOVE'S 30-YEAR OBLIGATION TO TAXPAYERS** – Prior to agreeing to accept the \$6M building grant with its 30-year obligation to serve, BCHD conducted no 30-year analysis of the debt and obligation to District taxpayers. (Source: BCHD PRR)

**9. BCHD EXECUTIVE MANAGEMENT IS PAID \$2.4M ANNUALLY** -BCHD has 13 directors and other executives for an organization with only 80 total FTEs. That means that the 13 executives manage a total of 67 employees, or only 5 employees each. The total budget of BCHD is about \$15M annually, which means that after removing the executive salaries, each executive has a total average budget under \$1M. (Source: BCHD financial reports, TransparentCalifornia)

**From:** [Stop BCHD](#)  
**To:** [Planredondo](#)  
**Subject:** Public Comment - Mrs Brand"s comments were incorrect - Blue Folder  
**Date:** Thursday, August 1, 2024 7:33:23 PM

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The only properties that are subject to Planning Commission Design Review are the 1.25 FAR properties. Her statement was simply backwards and incorrect.

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StopBCHD.com ([REDACTED]) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.



**From:** [Mark Nelson \(Home Gmail\)](#)  
**To:** [Planredondo](#); [Sean Scully](#)  
**Subject:** Public Comment - Planning Commission, General Plan, Blue Folder  
**Date:** Thursday, August 1, 2024 9:44:23 PM

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The example of Kensington was very good to explain 0.75 vs 1.25 FAR.

If the City folds to BCHDs pressure campaign, then add a 40-foot hard cap maximum height limit to the FAR 1.25 in order to protect surrounding neighborhoods.

**From:** [Stop BCHD](#)  
**To:** [CityClerk](#); [Sean Scully](#); [Planredondo](#)  
**Cc:** [Kevin Cody](#); [REDACTED]  
**Subject:** Public Comment - Redondo Beach General Plan  
**Date:** Thursday, August 1, 2024 1:37:22 PM

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We strongly support the 0.75 FAR for P/I land uses. Neighborhoods are ravaged by excessive construction, traffic, noise, emissions and chronic stress. The 0.75 FAR still exceeds the 0.5 FAR of commercial development and the implied 0.5 FAR of residential development.

In the special case of the City of Redondo Beach, a government entity that provides services to nearly 100% Redondo Beach residents, a "bonus" to 1.25 FAR is acceptable. In the special case of the City, residents are directly benefitted, excess traffic is not created, and the damages from the 1.25 FAR more intensive development can be offset by benefits.

Since BCHD is requesting spot zoning or special dispensation from land use regulations, a discussion is in order. BCHD provided only 50% of its services to Redondo Beach based on the population distribution of the District. As BCHD has proposed reuse of the site, it has become increasingly clear that BCHD's intent is to become a pseudo-commercial entity.

BCHD's Healthy Living Campus is a clear example with its 80% to 95% non-resident services focus.

BCHD's consultant, MDS, conducted 3 extensive studies and found that overall, 80% of the prospective tenants for BCHD's proposed RCFE assisted living will be non-residents of the zip codes 90277, 90278, 90254 and 90266. Furthermore, over 90% of tenants will be non-residents of Redondo Beach 90277, 90278.

BCHD's contract for allcove is for LA County SPA8, an area of 1.4M population. Of that, 91% are non-residents of the District and 95% are non-residents of Redondo Beach.

BCHD's investment bankers proposed a 400 enrollee PACE facility. The National PACE Association data shows that 95% of the PACE facility will be non-residents of the District and 97% will be non-residents of Redondo Beach.

Clearly, using BCHD's own data along with expert trade associations, it can easily be demonstrated that BCHD's HLC should be limited to 0.75 FAR, as are most other P/I land uses, due to the 80% to 95% District non-resident planned use. The City of Redondo Beach NON-RESIDENT usage is 90% to 97% and does not deserve any "bonus" to 1.25 FAR due to its high damages to benefits propensity for Redondo Beach residents.

--

StopBCHD.com ([REDACTED]) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHD's 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project

and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

**From:** [Lara Duke](#)  
**To:** [Planredondo](#); [Sean Scully](#); [CityClerk](#)  
**Subject:** Re: SUPPORT 0.75 FAR  
**Date:** Thursday, August 1, 2024 6:23:35 PM

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The big picture getting missed is that this land is supposed to be public, but it's not. BCHD should not be building what they propose at all, given the wholly commercial angle. Everyone forgets this is P-CF land, which stands for Public - Community Facility. I've been in meetings (BCHD and city) where people clearly don't know that, and some even taking a guess that it's Private - Commercial Facility (I wish I were joking). So, lets not lose sight of this fact. The whole area I don't suggest should be open space (though that is literally the very first use when you look up P-CF), but it should all benefit the whole community.

We know right now that doesn't take place, given existing for profit commercial structures there have been granted exception over the years (e.g. Silverado). But that doesn't mean going forward we can't honor what the zoning intended. If you're going to make it actually for the public, then the condition should be to build a facility for the community (it's right in the zoning name). And the only time a variance for an FAR increase should take place is if you're going to build a massive structure(s) for everyone's use on this land. It would be a density bonus allowed with the tradeoff being the public benefits. Think, dedicated low-cost spay/neuter clinic (a critical need to reduce the epidemic of animal shelter overcrowding), or any number of the other public-focused uses for this type of zoning. We can do better and we should.

Lara Duke

**From:** [Tom McGarry](#)  
**To:** [Planredondo](#)  
**Subject:** Subject: SUPPORT 0.75 FAR for P/I Land Use  
**Date:** Wednesday, July 31, 2024 3:29:41 PM

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**I support the City's proposed 0.75 floor area ratio (FAR) for Public/Institutional land. To the extent that the City of Redondo Beach, which serves nearly 100% residents, requires more density, then it should be allowed to build to the proposed 1.25 FAR.**

**I oppose BCHD's request for spot zoning on the hospital site of 1.25 FAR. BCHD should be required to maintain 0.75 FAR.**

**BCHD's published plan for the Healthy Living Campus (HLC) is for 80% District non-resident tenants in the assisted living (per BCHD MDS study); 95% District non-resident enrollees in the PACE facility (per National PACE Association data); and a service area of 91% District non-residents in allcove (per BCHD 30-year service contract for all of LA County SPA8 from Long Beach to Catalina Island to the LAX area).**

**At 80% to 95% non-resident services for its HLC, BCHD cannot be eligible for any greater FAR than 0.75 in order to minimize its damage to the surrounding neighborhoods that are largely 0.5 FAR or equivalent.**

Tom McGarry  
Redondo Beach



Virus-free [www.avg.com](http://www.avg.com)

**From:** [REDACTED]  
**To:** [Planredondo](#); [Sean Scully](#); [CityClerk](#)  
**Subject:** SUPPORT 0.75 FAR for P/I Land Use  
**Date:** Wednesday, July 31, 2024 5:11:04 PM

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Hello,

I support the City's proposed 0.75 floor area ratio (FAR) for Public/Institutional land. To the extent that the City of Redondo Beach, which serves nearly 100% residents, requires more density, then it should be allowed to build to the proposed 1.25 FAR.

I oppose BCHD's request for spot zoning on the hospital site of 1.25 FAR. BCHD should be required to maintain 0.75 FAR.

BCHD's published plan for the Healthy Living Campus (HLC) is for 80% District non-resident tenants in the assisted living (per BCHD MDS study); 95% District non-resident enrollees in the PACE facility (per National PACE Association data); and a service area of 91% District non-residents in allcove (per BCHD 30-year service contract for all of LA County SPA8 from Long Beach to Catalina Island to the LAX area).

At 80% to 95% non-resident services for its HLC, BCHD cannot be eligible for any greater FAR than 0.75 in order to minimize its damage to the surrounding neighborhoods that are largely 0.5 FAR or equivalent.

Best regards,  
George & Pam Afremow  
Long time south bay residents

**From:** [James Ecklund](#)  
**To:** [Planredondo](#)  
**Subject:** SUPPORT 0.75 FAR for P/I Land Use  
**Date:** Wednesday, July 31, 2024 7:15:15 PM

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To Whom It May Concern,

Rules exist to maintain regulatory standards and we should prevent developers from changing rules at all costs for their benefit. I support the City's position to preserve a 0.75 floor area ratio (FAR) for Public/Institutional land.

I oppose BCHD's request for spot zoning on the hospital site of 1.25 FAR. BCHD should be required to maintain 0.75 FAR for public institutional land use.

The higher density zoning would be out of character for the surrounding neighborhoods and serve no benefit to the general public.

BCHD's published plan for the Healthy Living Campus (HLC) is for 80% District non-resident tenants in the assisted living (per BCHD MDS study); 95% District non-resident enrollees in the PACE facility (per National PACE Association data); and a service area of 91% District non-residents in allcove (per BCHD 30-year service contract for all of LA County SPA8 from Long Beach to Catalina Island to the LAX area).

Again, please oppose BCHD's request for spot zoning on the hospital site of 1.25 FAR for public institutional land use.

Sincerely,  
James Ecklund

**From:** [Sinsheimer](#)  
**To:** [Sean Scully](#); [CityClerk](#); [Planredondo](#)  
**Subject:** SUPPORT 0.75 FAR for P/I Land Use  
**Date:** Thursday, August 1, 2024 3:36:10 AM

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**I support the City's proposed 0.75 floor area ratio (FAR) for Public/Institutional land. To the extent that the City of Redondo Beach, which serves nearly 100% residents, requires more density, then it should be allowed to build to the proposed 1.25 FAR.**

**I oppose BCHD's request for spot zoning on the hospital site of 1.25 FAR. BCHD should be required to maintain 0.75 FAR.**

**BCHD's published plan for the Healthy Living Campus (HLC) is for 80% District non-resident tenants in the assisted living (per BCHD MDS study); 95% District non-resident enrollees in the PACE facility (per National PACE Association data); and a service area of 91% District non-residents in allcove (per BCHD 30-year service contract for all of LA County SPA8 from Long Beach to Catalina Island to the LAX area).**

**At 80% to 95% non-resident services for its HLC, BCHD cannot be eligible for any greater FAR than 0.75 in order to minimize its damage to the surrounding neighborhoods that are largely 0.5 FAR or equivalent.**

Thank you for your time. I have been a resident of Redondo Beach since 1986.

Jeanne Sinsheimer  
[REDACTED]  
Redondo Beach, CA. 90278  
[REDACTED]

Sent from my iPad



**From:** [Jacqueline Caro](#)  
**To:** [Planredondo](#); [CityClerk](#)  
**Subject:** SUPPORT 0.75 FAR for P/I Land Use  
**Date:** Wednesday, July 31, 2024 3:34:44 PM

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To Whom It May Concern,

**I support the City's proposed 0.75 floor area ratio (FAR) for Public/Institutional land.**

**I oppose BCHD's request for spot zoning on the hospital site of 1.25 FAR. BCHD should be required to maintain 0.75 FAR.**

**The higher density zoning would be out of character for the surrounding neighborhoods.**

**BCHD's published plan for the Healthy Living Campus (HLC) is for 80% District non-resident tenants in the assisted living (per BCHD MDS study); 95% District non-resident enrollees in the PACE facility (per National PACE Association data); and a service area of 91% District non-residents in allcove (per BCHD 30-year service contract for all of LA County SPA8 from Long Beach to Catalina Island to the LAX area).**

**Respectfully,  
Jackie Ecklund**

Here's Wishing You the Bluest Skies...!

Jackie Caro Ecklund

F.A.I.T.H. Ministry, Chair (Freedom And Intervention for the Trafficking of Humans)

**From:** [Lara Duke](#)  
**To:** [Planredondo](#); [Sean Scully](#); [CityClerk](#)  
**Subject:** SUPPORT 0.75 FAR  
**Date:** Thursday, August 1, 2024 5:19:58 PM

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**I support the City's proposed 0.75 floor area ratio (FAR) for Public/Institutional land. To the extent that the City of Redondo Beach, which serves nearly 100% residents, requires more density, then it should be allowed to build to the proposed 1.25 FAR.**

**I oppose BCHD's request for spot zoning on the hospital site of 1.25 FAR. BCHD should be required to maintain 0.75 FAR.**

**BCHD's published plan for the Healthy Living Campus (HLC) is for 80% District non-resident tenants in the assisted living (per BCHD MDS study); 95% District non-resident enrollees in the PACE facility (per National PACE Association data); and a service area of 91% District non-residents in allcove (per BCHD 30-year service contract for all of LA County SPA8 from Long Beach to Catalina Island to the LAX area).**

**At 80% to 95% non-resident services for its HLC, BCHD cannot be eligible for any greater FAR than 0.75 in order to minimize its damage to the surrounding neighborhoods that are largely 0.5 FAR or equivalent.**

**Lara Duke  
Redondo Beach**

**From:** [Kathy McLeod](#)  
**To:** [CityClerk](#); [Planredondo](#); [Sean Scully](#)  
**Subject:** SUPPORT 0.75 FAR - BCHD Land Use  
**Date:** Thursday, August 1, 2024 8:30:30 AM

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**I support the City's proposed 0.75 floor area ratio (FAR) for Public/Institutional land. To the extent that the City of Redondo Beach, which serves nearly 100% residents, requires more density, then it should be allowed to build to the proposed 1.25 FAR.**

**I oppose BCHD's request for spot zoning on the hospital site of 1.25 FAR. BCHD should be required to maintain 0.75 FAR.**

Kathy McLeod  
[REDACTED]  
Redondo Beach

Sent from my iPhone

**From:** [Skye](#)  
**To:** [Planredondo](#); [CityClerk](#); [Sean Scully](#)  
**Subject:** SUPPORT 0.75 FAR for P/I Land Use  
**Date:** Thursday, August 1, 2024 8:11:55 AM

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**I oppose BCHD's request for spot zoning on the hospital site of 1.25 FAR. BCHD should be required to maintain 0.75 FAR.**

**Thank you,  
Skye**

**From:** [REDACTED]  
**To:** [Planredondo](#); [Sean Scully](#); [CityClerk](#)  
**Subject:** SUPPORT 0.75 FAR for P/I Land Use  
**Date:** Thursday, August 1, 2024 2:08:02 PM

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Good Afternoon City Planning Commissioners,

I STRONGLY SUPPORT the City's proposed 0.75 floor area ratio (FAR) for public/institutional land zoning. This 0.75 FAR is in the best interest of the residents of Redondo Beach.

I also STRONGLY SUPPORT the flexibility to increase the FAR to 1.25 if the City of Redondo Beach I/P land will be used to serve nearly 100% of Redondo Beach residents.

Both zonings are beneficial for the residents of Redondo Beach.

I OPPOSE BCHD's request for spot zoning on the hospital site with a 1.25 FAR. BCHD should be required to maintain the 0.75 FAR. Their proposed programs and existing programs will primarily serve non-district residents.

BCHD needs to stop squandering our tax money. If their business model can't generate its own revenue, BCHD should not expand and perhaps consider downsizing or shutting down.

Let's think about what the residents of Redondo Beach can do with that land.

Respectfully,

Marcie Guillermo  
20+ years Redondo Beach Resident

**From:** [J. Garcia](#)  
**To:** [CityClerk](#); [Planredondo](#); [Sean Scully](#)  
**Subject:** SUPPORT 0.75 FAR for P/I Land Use  
**Date:** Wednesday, July 31, 2024 5:16:58 PM

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Dear City Council members,

As a 38 year home owner in Redondo Beach and a life-long South Bay resident, I strongly support the rationale behind supporting a 0.75 FAR. I have lived within a 1 mile radius of the old "South Bay Hospital" my entire life, and do not want to see the city give-up our land usage on a 99 year lease to the self-serving developers. I understand BCHD wants to better serve "our community", but based on their MDS study only 5-10% of our community will be able to afford their long-term housing facility. I truly believe they can downsize their grand plan and still provide for a more than adequate facility.

Our former mayor, Mr. Bill Brand fought so very hard to save our city from the AES debacle, and succeeded by hearing the voices and votes of our community to stop the growth madness. I kindly ask that you do not allow BCHD and their developers to damage our housing values and life-style while supersizing their development over a 10 year period, which is clearly not in the best interest for the vast majority of Redondo Beach and the South Bay community.

Thank you,  
Jaime F. Garcia

**From:** [Lisa Falk](#)  
**To:** [Planredondo](#); [Sean Scully](#); [CityClerk](#)  
**Subject:** SUPPORT 0.75 FAR for P/I Land Use  
**Date:** Wednesday, July 31, 2024 3:44:13 PM

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**I support the City's proposed 0.75 floor area ratio (FAR) for Public/Institutional land.**

**I oppose BCHD's request for spot zoning on the hospital site of 1.25 FAR: BCHD should be required to maintain 0.75 FAR.**

**BCHD's published plan for the Healthy Living Campus (HLC) is for 80% District non-resident tenants in the assisted living (per BCHD MDS study); 95% District non-resident enrollees in the PACE facility (per National PACE Association data); and a service area of 91% District non-residents in allcove (per BCHD 30-year service contract for all of LA County SPA8 from Long Beach to Catalina Island to the LAX area).**

**At 80% to 95% non-resident services for its HLC, BCHD cannot be eligible for any greater FAR than 0.75 in order to minimize its damage to the surrounding neighborhoods that are largely 0.5 FAR or equivalent.**

**Please do not jeopardize our way of life and property values by allowing invasive overdevelopment and overuse!**

**35 Year Residents and Home Owners  
Marty & Lisa Falk**

**From:** [Bethany Johnson](#)  
**To:** [Planredondo](#)  
**Subject:** Support to keep 0.75 Floor Area Ratio  
**Date:** Wednesday, July 31, 2024 6:24:37 PM

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I strongly urge you to keep the 0.75 Floor Area Ratio. It should definately NOT be increased. Increasing FAR negatively impacts our Redondo Beach neighborhoods.

Sincerely and with great concern,

Bethany Johnson

[REDACTED]  
Redondo Beach

Sent from my iPhone



**From:** [Alan Israel](#)  
**To:** [Planning Redondo](#)  
**Subject:** 0.75 FAR limit  
**Date:** Thursday, August 1, 2024 5:39:56 PM

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I support the 0.75 FAR limit on Public Institutional land for all non-City-owned parcels as written in the updated General Plan.

Alan Israel  
Redondo Beach  
alan [REDACTED]

**From:** [REDACTED]  
**To:** [Paige Kaluderovic](#); [Zein Obaqi](#)  
**Cc:** [REDACTED] [Planning Redondo](#); [REDACTED]  
**Subject:** BCHD Agenda  
**Date:** Saturday, August 3, 2024 12:41:33 PM

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I am contacting you because my pleas to use common sense, with regards to the BCHD Board of unelected officials, are falling on deaf ears. At the August 1, 2024, public meeting, their latest agenda item to discuss the demolition of the existing BCHD facility and the approval for its funding, the majority of attendees voicing their concerns agreed with my analysis, attached email. BCHD's silent response was appalling! My latest communication, sent to them prior to the meeting, has elicited no response, as usual.

Contrast that with all communications from the BCHD board, including CEO Tom Bakaly, who promotes fear. As an example, if we residents do not approve this project, the consequences will be catastrophic disruptions to services and added costs. Their attempt to further grab power can be seen in Bakaly's rabid support of Proposition 5, on the November 5 ballot, which would lower the voter required approval level, from 66% to 55%, for raising general obligation bonds. These inflammatory statements are being made in a highly inflationary environment with stagnant income growth. These additional costs to all residents are not de minimis, as claimed

As elected officials I am asking you to please restore sanity and accountability to our community. Money is not FREE, and we residents of this community are continuously being asked to pay the piper, for projects that we do not imitate or support.

Finally, thank you for your support in keeping the Redondo Beach's Fire Department in Redondo Beach.

Fred Lukin, CMA

[REDACTED]

Redondo Beach, CA 90278

**From:** [levyclann \(null\)](#)  
**To:** [Planning Redondo](#)  
**Subject:** BCHD Item Agenda Proposal  
**Date:** Thursday, August 1, 2024 4:51:48 PM

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Dear Planning Commission,

I'd like to give voice to our feelings as residents and voters.

**“I SUPPORT the 0.75 FAR limit on Public Institutional (PI) land as written in the updated General Plan.”**

**“The 0.75 FAR limit is already generous and supports substantial development. It provides the appropriate balance between growth and preserving compatibility with surrounding neighborhoods.”**

**“Going beyond a 0.75 FAR will negatively alter our quality of life and forever change the character of our city.**

**Thank you,  
LuJean Levy**

Sent from my iPhone

**From:** [levyclann \(null\)](#)  
**To:** [Planning Redondo](#)  
**Subject:** BCHD Proposal  
**Date:** Thursday, August 1, 2024 4:58:20 PM

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Dear planning commission,

**I SUPPORT the 0.75 FAR limit on Public Institutional (PI) land as written in the updated General Plan.**

**The 0.75 FAR limit is already generous and supports substantial development. It provides the appropriate balance between growth and preserving compatibility with surrounding neighborhoods.**

**Going beyond a 0.75 FAR will negatively alter our quality of life and forever change the character of our city.**

**Sincerely,  
LuJean Levy**

Sent from my iPhone



From: [REDACTED]  
 To: [Zein Obagi](#); [Paige Kaluderovic](#)  
 Cc: [REDACTED]; [REDACTED] [Planning Redondo](#)  
 Subject: Fw: August 1, 2024 Public Meeting  
 Date: Saturday, August 3, 2024 1:13:50 PM

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This is the e-mail I sent to the Planning Board, in preparation for their 8/1/24 meeting.

----- Forwarded Message -----

From: [REDACTED]  
 To: [REDACTED]  
 Cc: [REDACTED]; Gina Lukin <[REDACTED]>  
 Nancy Henningsen <[REDACTED]>  
 <[REDACTED]>

Sent: Wednesday, July 31, 2024 at 07:16:51 PM PDT  
 Subject: August 1, 2024 Public Meeting

Dan,

Following are questions submitted to the Redondo Beach Planning Board.

Question to BCHD	BCHD Response	My Opinion
Is this proposal a done deal?		Public hearings are for appearance purposes only.
Are the Board of Directors elected officials?		No, they are appointed!
Does BCHD facility meet LA county Earthquake ordinance?	Not applicable. Earthquake ordinance has not been adopted into law in Redondo Beach.	The latest communications clarified this question's misinterpretation.
If this proposal is voluntary, <b>safety is a moral concern</b> , why is the facility still operational and not immediately condemned?		No major structural defects identified, as of this date.
Why was Floor Area Ratio of facility reduced by 40%, 1.25 to .75?	No one knows how this revision got into the proposal.	The reduction is unconscionable
What is the total cost of the current proposal? How many years to pay	Borrow \$30 million, Collect \$1.7 million per	Borrowed funds should only be used for this proposal.

loan off?	year.	
What is payback period, in years?	Not known at this time.	
What is the cost per Redondo Beach household?	\$3 per \$100,000 of assessed real estate value, for everyone.	This is a <b>low-ball</b> estimate. All citizens of Redondo Beach, homeowners and renters will pay. This is not an acceptable financial burden in this inflationary period.
Why not select a different location for its youth center?		Venice Beach has a Youth Center on its beach.
Who benefits from the BCHD's proposal?		Young progressive liberals not the tax paying adults. It should be self-evident that everyone needs physical activities and socialization. Video services do not have positive results as on-site activities, as proven with the decline of these skills in school age kids during the COVID pandemic.
Is Consultant report biased?		Probably, since it is a known fact that these types of reports are written to support the views of the commission requesting the report.
Is the news media invited to objectively report BCHD issues and concerns?	Unknown.	

Today, 7/31/24 I asked my gym mates (class of 25) if they were aware of the demolition of BCHD facility by 2027, with **70% saying yes.**

**No one** agreed with the decision to eliminate all gym services at the current facility.

Finally, where, when and what are the estimated costs of the new gym facilities? And is it time to suspend the current proposal? **I vote to suspend** it until all questions are answered satisfactorily

I will not be able to attend meeting, so can you follow up, so all questions are answered satisfactorily.

Fred Lukin, CMA

[REDACTED]  
Redondo Beach, CA 90278

Mobile phone [REDACTED]

**From:** [Ann Wolfson](#)  
**To:** [Planning Redondo](#)  
**Subject:** Fwd: Comments to Agenda item J2  
**Date:** Thursday, August 1, 2024 3:00:32 PM

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----- Forwarded message -----  
Subject: Comments to Agenda item J2

To the Planning Commission,

I strongly support keeping the 0.75 maximum FAR limit on Public Institutional (PI) land. This issue is important for the future of the City. Public institutional land should be preserved and responsibly guided by city policy. Any development on public land should be compatible with the character, mass, and scale of the surrounding neighborhoods, and directly support residents.

### **Why it's important to preserve the 0.75 FAR limit for Public Institutional land:**

- The standard provides more than ample room for growth, while preserving open space and adding protections for the City, the environment, and residents. The 0.75 FAR will help to ensure compatibility with surrounding areas.
- Increasing the FAR for public institutional land would set an irreversible **precedence for overdevelopment** on public land now, and for the future.
- Public land is designated to serve the residents, not private developers and a majority of non-residents.

Unfortunately, a special district is pushing hard to have a massive, 100% privately owned RCFE structure built up against the edge of its 30 ft. elevated site. BCHD's development plans **have always been in conflict** with Redondo Beach municipal code in scale, mass and



compatibility with the surrounding neighborhoods that encompass the site.

Though the RCFE project is counter to the Redondo Beach municipal code, will be 100% privately owned, and is has not stopped their efforts.

Respectfully,  
Ann Wolfson