

“Exhibit A”: Proposed Amendments to Title 10, Chapter 5 of the Municipal Code.

Amendments to Article 1, General Provisions

AMENDMENT OF CODE §10-5.201. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) Article 1 Section 10-5.201 shall be amended as follows (*proposed deletions shown as strike-through text and proposed additions shown as underlined text; changes are shown in purple because they are new clean-up items for since Planning Commission Review*):

Section 10-5.201, General rules for applicability of zoning regulations.

Subsection (i) will be amended to read:

- (i) References to classes of zones. References to "residential zones" shall include the R-1, R-2, R-3A, RMD, and RH zones. References to "commercial zones" shall include the C-2, C-3, C-4, C-5 and the CC coastal commercial zones. References to "commercial" or "mixed use" zones shall include the ~~MU-2~~ MU-1A and MU-3 zones. Reference to "public zones" shall include all P zones.

AMENDMENT OF CODE §10-5.300. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) Article 1 Section 10-5.300 shall be amended as follows (*proposed deletions shown as strike-through text and proposed additions shown as underlined text*):

Section 10-5.300, Designation of Zones

Subsection (c) will be amended to read:

- (c) Mixed Use.
 - (1) ~~MU-2~~ MU-1A Mixed Use Zone: MU-1A.

Amendments to Article 2, Zoning Districts

AMENDMENT OF CODE §10-5.815. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) Article 52 Section 10-5.812 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text*):

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

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

- (2) Sub-area 2. On Mole B and on portions of leaseholds in sub-area 2 as shown in the illustration in subsection (c) of this section, FAR shall not exceed ~~0-25~~ 0.20.

Exhibit A: ORDINANCE NO. CC-XXXX-XXX
AMENDMENTS TO RBMC CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE TO IMPLEMENT THE REDONDO BEACH GENERAL PLAN LAND USE ELEMENT UPDATE AND LOCAL COASTAL PROGRAM AMENDMENTS

AMENDMENT OF CODE §10-5.900. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) Article 5 Section 10-5.900 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text*):

Section 10-5.900. Specific purposes: ~~MU-2~~ MU-1A and MU-3 mixed-use zones.

In addition to the general purposes listed in Section 10-5.102, the specific purposes of the ~~MU-2~~ MU-1A and MU-3 mixed use zones are to...

AMENDMENT OF CODE §10-5.910. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) Article 5 Section 10-5.910 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text*):

Section 10-5.910. Land use regulations: ~~MU-2~~ MU-1A, MU-3, and MU-3C mixed-use zones.

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 10-5.2506. 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.

Use Classifications	MU-2 <u>MU-1A</u>	MU-3	MU-3C	Additional Regulations See Section:
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AMENDMENT OF CODE §10-5.911. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) Article 5 Section 10-5.911 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text; changes are shown in purple because they are new clean-up items for General Plan consistency since Planning Commission Review*):

Section 10-5.911. Additional land use regulations: ~~MU-2~~ MU-1A and MU-3 mixed-use zones.

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 exception:
 - (1) ~~MU-2~~ MU-1A zone. In the ~~MU-2~~ MU-1A zone lots may be developed exclusively for residential use.

AMENDMENT OF CODE §10-5.912. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) Article 5 Section 10-5.912 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text; changes are shown in purple because they are new clean-up items for General Plan consistency since Planning Commission Review*):

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Section 10-5.912 Performance standards: ~~MU-2~~MU-1A and MU-3 mixed-use zones.

AMENDMENT OF CODE §10-5.914. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) Article 5 Section 10-5.914 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text; changes since the Planning Commission Hearing in September 2024 are shown in purple*):

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

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~~ 0.3.

AMENDMENT OF CODE §10-5.918. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) Article 5 Section 10-5.918 shall be amended as follows (*proposed deletions shown as strike-through text and proposed additions shown as underlined text*):

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

Subsection (b) will be amended to read:

- (b) 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~~ 0.3.

AMENDMENT OF CODE §10-5.2113. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) Article 2 Section 10-5.2113 shall be amended as follows (*proposed deletions shown as strike-through text and proposed additions shown as underlined text*):

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

Subsection (a) will be amended to read:

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- (a) Floor area ratio. The floor area ratio shall not exceed 0.75~~1.0~~. (See definition of "floor area ratio" in Section 10-5.402.)

AMENDMENT OF CODE §10-5.2116. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) Article 2 Section 10-5.2116 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text; changes are shown in purple because they are new clean-up items for General Plan consistency since Planning Commission Review*):

Section 10-5.1116 Development standards: P-CF community facility zone.

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 the maximum floor area ratio established by the General Plan. Compliance with the applicable General Plan floor area ratio standard shall not create an entitlement to the maximum floor area ratio. The appropriateness of the proposed floor area ratio shall be determined subject to Planning Commission Design Review based on site design, building massing, compatibility with surrounding development, and consistency with the objectives of this district.

AMENDMENT OF CODE §10-5.2117. Title 10, Chapter 5 (Coastal Land Use Plan Implementing Ordinance) Article 2 Section 10-5.2117 shall be amended as follows (*proposed deletions shown as strike through text and proposed additions shown as underlined text*):

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

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).