

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

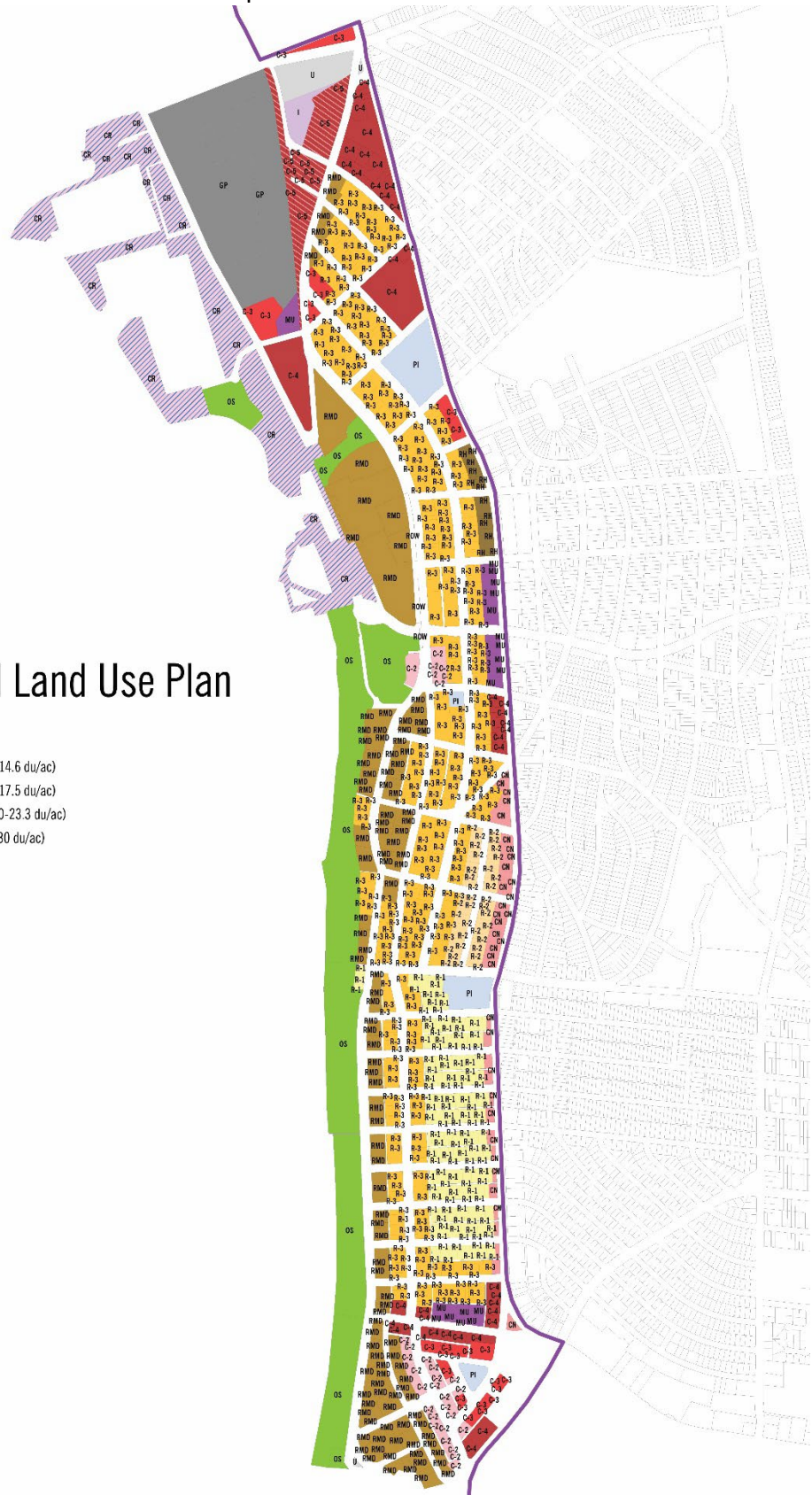
- OS: Parks and Open Space
- PI: Public/Institutional
- U: Public/Utility

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)~~ 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 ~~1.0~~ 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.
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 is 0.75 while maximum height will be~~ determined as part of the required public hearing process for any proposed new building.
 4. Riviera Village Public Parking: The triangular public parking site in Riviera Village is bounded by Via del Prado, Avenida del Norte, and South Elena Avenue. Expanded parking facilities may be considered on this site subject to a Conditional Use Permit, provided that additional parking is located in a fully subterranean structure.
- 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.~~
- b) In accordance with Government Code Section 65915(f), the density bonus shall be calculated based on the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan. In the Coastal Zone, the otherwise maximum allowable residential density shall mean the maximum density determined by applying all site-specific environmental development constraints applicable under the coastal zoning ordinances and land use element certified by the Coastal Commission. The density bonus shall be applicable to qualified housing development ~~consisting of five or more units projects that meet the requirements of Government Code Section 65915.~~
- c) In the coastal zone, any housing development approved pursuant to Government Code Section 65915 shall be consistent, to the maximum extent feasible and in a manner most protective of coastal resources, with all otherwise applicable certified local coastal program policies and development standards. If the City approves development with a density bonus, the City must find that the development, if it had been proposed without the ~~25 percent~~ density increase, would have been fully consistent with the policies and development standards of the certified local coastal program. If the City determines that the means of accommodating the density increase proposed by the applicant do not have an adverse effect on coastal resources, the City shall require that the density increase be accommodated by those means. If, however, the City determines that the means for accommodating the density increase proposed by the applicant will have an adverse effect on coastal resources, before approving a ~~25 percent~~ density increase, the City shall identify all feasible means of accommodating the ~~25 percent~~ density increase and consider the effects of such means on coastal resources. The City shall require implementation of the means that are most protective of significant coastal resources.
- d) The City may prepare an LCP amendment for certification by the Commission for specific areas or sub-regions within the planning area where density bonuses ~~in excess of 25 percent~~ may be permitted based on a finding that no adverse impacts on coastal resources would result.
- e) ~~In addition to a 25 percent density bonus, a qualifying housing development shall receive one of the incentives identified in Government Code Section 65915(h).~~ Other affordable housing benefits, including incentives and concessions, development standard waivers or modifications, and parking standard modifications shall be granted unless it is found that the additional ~~incentive benefit~~ is not required in order to provide for ~~affordable~~ housing costs or rents affordable to lower or moderate income households. If the City determines that the

~~additional development incentive~~ affordable housing benefit(s) requested by an applicant pursuant to this section will not have any adverse effects on coastal resources, are consistent with the LCP and California Coastal Act, and will not potentially result in a specific, adverse impact upon public health, safety, the environment or on any property listed in the California Register of Historic Resources, the City may shall grant the requested incentive-affordable housing benefits consistent with Government Code Section 65915 et seq. If the City determines that the requested incentive will have an adverse effect on coastal resources, the City shall consider all feasible alternative ~~incentives-affordable housing benefits~~, all feasible means for accommodating the proposed project, and the effects of ~~such each incentives~~ on coastal resources. The City may grant one or more of those ~~incentives-affordable housing benefits~~ that do not have an adverse effect on coastal resources, as provided by state density bonus law. If all feasible ~~incentives-benefits~~ would have an adverse effect on coastal resources, the City shall grant only that ~~additional incentive benefit~~ which is most protective of significant coastal resources.

- ~~f~~e) For the purposes of this section, "coastal resources" means any resource which is afforded protection under the policies of Chapter 3 of the Coastal Act, California Public Resources Code section 30200 et seq., including but not limited to public access, marine and other aquatic resources, environmentally sensitive habitat, and the visual quality of coastal areas.

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

