

## ORDINANCE NO. 3212-21

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AMENDING FLOOD DAMAGE PREVENTION REGULATIONS IN TITLE 9, CHAPTER 12, SECTIONS 9-12.201, 9-12.501, AND 9- 12.507

**WHEREAS**, the National Flood Insurance Program (NFIP) is managed by the Federal Emergency Management Agency (FEMA) to provide insurance to help reduce the socio-economic impact of floods; and

**WHEREAS**, for a municipality to be eligible for the NFIP, it must adopt a floodplain management ordinance that meets or exceeds the minimum NFIP requirements as directed by FEMA; and

**WHEREAS**, the City of Redondo Beach first adopted floodplain management regulations on July 15, 1988, then amended those provisions on September 16, 2008 when the Council approved the changes via urgency ordinance; and

**WHEREAS**, when a community receives updated flood maps from FEMA, FEMA is required to conduct a technical review of the community's floodplain management regulations to ensure continued compliance with the NFIP; and

**WHEREAS**, the City of Redondo Beach received updated Flood Insurance Rate Maps (FIRM) from FEMA; and

**WHEREAS**, a municipality has six (6) months from the issuance of the FEMA Letter of Final Determination (LFD) to adopt floodplain management regulations that are compliant with the NFIP to avoid suspension from the NFIP; and

**WHEREAS**, FEMA notified the City of Redondo Beach of FEMA's LFD on October 21, 2020; and

**WHEREAS**, the Region IX Mitigation Division of FEMA conducted a technical review of the City's current Flood Damage Prevention Ordinance to ensure compliance with the NFIP and consistency with the land management and use requirements of Title 44, Code of Federal Regulations (44 CFR), Chapter I, Subchapter B, Parts 59 and 60—and more specifically, 44 CFR § 60.3(e), and presented findings to the City to adopt a revised floodplain ordinance; and

**WHEREAS**, the City must adopt a FEMA compliant floodplain ordinance no later than April 21, 2021; and

**WHEREAS**, the FEMA technical review findings include corrections to the referenced first date of adoption of the City of Redondo Beach floodplain management regulations via Ordinance 3026-08, an additional reference to FEMA's effective Flood Insurance Rate Map to determine the special flood hazard areas, and the inclusion of one foot of freeboard as required by the City's Building Code.

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

SECTION 1. AMENDMENT OF CODE. Title 9, Chapter 12, Article 2, Section 9-12.201 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“ “Existing manufactured home park or subdivision” means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the City's first adopted floodplain management regulations dated September 16, 2008.

“New construction,” for floodplain management purposes, means structures for which the “start of construction” commenced on or after the City's first adopted floodplain management regulations dated September 16, 2008, and includes any subsequent improvements to such structures.

“New manufactured home park or subdivision” means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the City's first adopted floodplain management regulations dated September 16, 2008.”

SECTION 2. AMENDMENT OF CODE. The first line of Title 9, Chapter 12, Article 5, Section 9-12.501 of the Redondo Beach Municipal Code is hereby amended to read as follows:

“9-12.501 Standards of construction.

In all areas of special flood hazard on FEMA’s effective Flood Insurance Rate Map the following standards are required:”

SECTION 3. AMENDMENT OF CODE. Title 9, Chapter 12, Article 5, Section 9-12.507 Subsection (a) of the Redondo Beach Municipal Code is hereby amended to read as follows:

“9-12.507 Coastal high hazard areas.

Within coastal high hazard areas, Zones V, V1-30, and VE, as established under Section 9-12.302 of this chapter, the following standards shall apply:

- (a) All new residential and nonresidential construction, including substantial improvement/damage, shall be elevated on adequately anchored pilings or columns and securely anchored to such pilings or columns so that the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level plus one foot of freeboard as required in the City’s Building Code. The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse, and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable state or local building standards.”

SECTION 4. Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent herewith, to the extent of such inconsistencies and no further, are hereby repealed.

SECTION 5. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would

have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 6. This ordinance shall be published by one insertion in the official newspaper of said city, and same shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

PASSED, APPROVED AND ADOPTED this 9th day of March, 2021.

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Mayor William C. Brand

APPROVED AS TO FORM:

ATTEST:

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Michael W. Webb, City Attorney

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Eleanor Manzano, CMC, City Clerk

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

I, Eleanor Manzano, City Clerk of Redondo Beach, California, do hereby certify that the foregoing Ordinance No. 3212-21 was duly introduced at a regular meeting of the City Council held on the 16th day of February, 2021, and was duly approved and adopted at a regular meeting of said City Council held on the 9th day of March, 2021, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Eleanor Manzano, CMC  
City Clerk