

**AGENDA – REGULAR MEETING  
PLANNING COMMISSION  
CITY OF REDONDO BEACH  
THURSDAY JANUARY 21, 2016 – 7:00 P.M.  
CITY COUNCIL CHAMBERS  
415 DIAMOND STREET**

**I. OPENING SESSION**

1. Call Meeting to Order
2. Roll Call
3. Salute to the Flag

**II. APPROVAL OF ORDER OF AGENDA**

**III. CONSENT CALENDAR**

*Routine business items, except those formally noticed for public hearing (agendized as either a “Routine Public Hearing” or “Public Hearing”), or those items agendized as “Old Business” or “New Business” are assigned to the Consent Calendar. The Commission Members may request that any Consent Calendar item(s) be removed, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up immediately following approval of remaining Consent Calendar items. Remaining Consent Calendar items will be approved in one motion.*

4. Approval of Affidavit of Posting for the Planning Commission meeting of January 21, 2016.
5. Approval of the following minutes: Regular Meeting of December 17, 2015.
6. Receive and file the Strategic Plan Update of December 15, 2015
7. Receive and file written communications.

**IV. AUDIENCE OATH**

**V. EX PARTE COMMUNICATIONS**

*This section is intended to allow all officials the opportunity to reveal any disclosure or ex parte communication about the following public hearings.*

**VI. EXCLUDED CONSENT CALENDAR ITEMS**

**VII. PUBLIC HEARINGS**

8. A Public Hearing for consideration of an Exemption Declaration and Planning Commission consideration of an Administrative Design Review, Vesting Tentative Parcel Map No. 73918 and Variance to allow fill of the finished elevation in excess of the 30-inch maximum allowed by code within a portion of the east side yard to provide for usable driveway slope and adequate drainage for the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

APPLICANT:	Nora Ey Nadlan, LLC
PROPERTY OWNER:	George and Kelli Redmond
LOCATION:	<b>1912 Marshallfield Lane</b>
CASE NO.:	2016-01-PC-001
RECOMMENDATION:	Approve with conditions

9. A Public Hearing for consideration of an Exemption and Vesting Tentative Parcel Map No. 73847 to realign the property lines between three (3) adjacent parcels to reconfigure each parcel to the lot size consistent with the original area subdivision of 25'x100' for the construction of new single-family residences on each lot, on properties located within a Single-Family Residential (R-1A) zone.

APPLICANT:	Barcelona Investment, Inc.
PROPERTY OWNER:	Same as applicant
LOCATION:	<b>1743, 1745, and 1747 Spreckels Lane</b>
CASE NO.:	2016-01-PC-002
RECOMMENDATION:	Approve with conditions

### **VIII. OLD BUSINESS**

*Items continued from previous agendas.*

### **IX. NEW BUSINESS**

*Items for discussion prior to action.*

#### 10. Mixed-Use Zoning Discussion

Recommendation: Receive and file report

### **X. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

*This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.*

### **XI. COMMISSION ITEMS AND REFERRALS TO STAFF**

*Referrals to staff are service requests that will be entered in the City's Customer Service Center for action.*

### **XII. ITEMS FROM STAFF**

### **XIII. COUNCIL ACTION ON PLANNING COMMISSION MATTERS**

### **XIV. ADJOURNMENT**

The next meeting of the Planning Commission of the City of Redondo Beach will be a Regular Meeting to be held at 7:00 p.m. on Thursday, February 18, 2016 in the Redondo Beach City Council Chambers, 415 Diamond Street, Redondo Beach, California.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall located at 415 Diamond Street, Door C, Redondo Beach, Ca. during normal business hours. In addition, such writings and documents will be posted, time permitting, on the City's website at [www.redondo.org](http://www.redondo.org).

It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

An agenda packet is available 24 hours at [www.redondo.org](http://www.redondo.org) under the City Clerk and during City Hall hours, agenda items are also available for review in the Planning Department.

## **CONSENT CALENDAR**

The Planning Commission has placed cases, which have been recommended for approval by the Planning Department staff, and which have no anticipated opposition, on the Consent Calendar section of the agenda. Any member of the Planning Commission may request that any item on the Consent Calendar be removed and heard, subject to a formal public hearing procedure, following the procedures adopted by the Planning Commission.

All cases remaining on the Consent Calendar will be approved by the Planning Commission by adopting the findings and conclusions in the staff report, adopting the Exemption Declaration or certifying the Negative Declaration, if applicable to that case, and granting the permit or entitlement requested, subject to the conditions contained within the staff report.

Cases which have been removed from the Consent Calendar will be heard immediately following approval of the remaining Consent items, in the ascending order of case number.

### **RULES PERTAINING TO ALL PUBLIC TESTIMONY**

(Section 6.1, Article 6, Rules of Conduct)

1. No person shall address the Commission without first securing the permission of the Chairperson; provided, however, that permission shall not be refused except for a good cause.
2. Speakers may be sworn in by the Chairperson.
3. After a motion is passed or a hearing closed, no person shall address the Commission on the matter without first securing permission of the Chairperson.
4. Each person addressing the Commission shall step up to the lectern and clearly state his/her name and city for the record, the subject he/she wishes to discuss, and proceed with his/her remarks.
5. Unless otherwise designated, remarks shall be limited to three (3) minutes on any one agenda item. The time may be extended for a speaker(s) by the majority vote of the Commission.
6. In situations where an unusual number of people wish to speak on an item, the Chairperson may reasonably limit the aggregate time of hearing or discussion, and/or time for each individual speaker, and/or the number of speakers. Such time limits shall allow for full discussion of the item by interested parties or their representative(s). Groups are encouraged to designate a spokesperson who may be granted additional time to speak.
7. No person shall speak twice on the same agenda item unless permission is granted by a majority of the Commission.
8. Speakers are encouraged to present new evidence and points of view not previously considered, and avoid repetition of statements made by previous speakers.
9. All remarks shall be addressed to the Planning Commission as a whole and not to any member thereof. No questions shall be directed to a member of the Planning Commission or the City staff except through, and with the permission of, the Chairperson.
10. Speakers shall confine their remarks to those which are relevant to the subject of the hearing. Attacks against the character or motives of any person shall be out of order. The Chairperson, subject to appeal to the Commission, shall be the judge of relevancy and whether character or motives are being impugned.

11. The public participation portion of the agenda shall be reserved for the public to address the Planning Commission regarding problems, question, or complaints within the jurisdiction of the Planning Commission.
12. Any person making personal, impertinent, or slanderous remarks, or who shall become boisterous while addressing the Commission, shall be forthwith barred from future audience before the Commission, unless permission to continue be granted by the Chairperson.
13. The Chairperson, or majority of the members present, may at any time request that a police officer be present to enforce order and decorum. The Chairperson or such majority may request that the police officer eject from the place of meeting or place under arrest, any person who violates the order and decorum of the meeting.
14. In the event that any meeting is willfully interrupted so as to render the orderly conduct of such meeting unfeasible and order cannot be restored by the removal of individuals willfully interrupting the meeting, the Commission may order the meeting room cleared and continue its session in accordance with the provisions of Government Code subsection 54957.9 and any amendments.

### **APPEALS OF PLANNING COMMISSION DECISIONS:**

All decisions of the Planning Commission may be appealed to the City Council. Appeals must be filed, in writing, with the City Clerk's Office within ten (10) days following the date of action of the Planning Commission. The appeal period commences on the day following the Commission's action and concludes on the tenth calendar day following that date. If the closing date for appeals falls on a weekend or holiday, the closing date shall be the following business day. All appeals must be accompanied by an appeal fee of 25% of original application fee up to a maximum of \$500.00 and must be received by the City Clerk's Office by 5:00 p.m. on the closing date.

Planning Commission decisions on applications which do not automatically require City Council review (e.g. Zoning Map Amendments and General Plan Amendments), become final following conclusion of the appeal period, if a written appeal has not been filed in accordance with the appeal procedure outline above.

No appeal fee shall be required for an appeal of a decision on a Coastal Development Permit application.

January 15, 2016

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

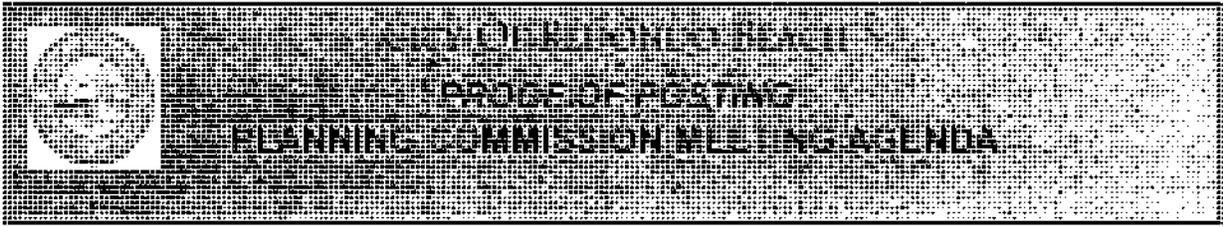
**AFFIDAVIT OF POSTING**

Pursuant to the requirements of Government Code Section 54955, agendas for a regular commission meeting must be posted at least seventy-two (72) hours in advance and in a location that is freely accessible to members of the public. As Planning Analyst of the City of Redondo Beach, I declare, under penalty of perjury, that in compliance with the requirements of Government Code Section 54955, I caused to have posted on Friday January 15, 2016, the agenda for the January 21, 2016 Regular Meeting of the City of Redondo Beach Planning Commission in the following locations:

City Hall, Door "A", 415 Diamond Street, Redondo Beach  
City Clerk's Counter, Door "C", 415 Diamond Street, Redondo Beach



Lina Portolese  
Planning Analyst

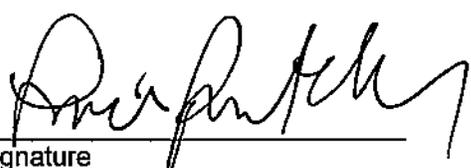


I, Lina Portolese, hereby declare, under penalty of perjury, that I am over the age of 18 years and am employed by the City of Redondo Beach, and that the following document: Planning Commission Regular Meeting Agenda of January 21, 2016 was posted by me at the following location(s) on the date and hour noted below:

Posted on: 1/15/2016 at 3:30 pm  
(date) (time)

Posted at: City Hall, Door "A", 415 Diamond Street, Redondo Beach

City Clerk's Counter, Door "C", 415 Diamond Street, Redondo Beach

1  
  
Signature

1/15/16  
Date

**CALL TO ORDER**

The Regular Meeting of the Planning Commission was called to order by Chairperson Rodriguez at 7:00 p.m. in the City Hall Council Chambers, 415 Diamond Street.

**ROLL CALL**

Commissioners Present: Biro, Gaian, Sanchez, Goodman, Mitchell, Ung, Rodriguez  
Commissioners Absent: None  
Officials Present: Aaron Jones, Community Development Director  
Sean Scully, Planning Manager  
Genny Ochoa, Recording Secretary

**SALUTE TO THE FLAG**

Commissioner Ung led the Commissioners and audience in a Salute to the Flag.

**APPROVAL OF ORDER OF AGENDA**

Motion by Commissioner Goodman, seconded by Commissioner Gaian, to approve the order of agenda as presented. Motion carried unanimously.

**CONSENT CALENDAR ITEMS**

Motion by Commissioner Goodman, seconded by Commissioner Gaian, to approve the following Consent Calendar Items, and by its concurrence, the Commission:

4. Approved Affidavit of Posting for the Planning Commission meeting of December 17, 2015.
5. Approved the following minutes: Regular Meeting of November 19, 2015.
6. Received and filed the Strategic Plan Update of November 17, 2015
7. Received and filed written communications.

The motion carried unanimously, with Commissioner Sanchez and Commissioner Goodman abstaining from voting on No. 5: Approval of the minutes of the Regular Meeting of October 15, 2015.

**AUDIENCE OATH**

Chairperson Rodriguez asked that those people in the audience who wished to address the Commission on any of the hearing issues stand and take the following oath:

Do each of you swear or affirm that the testimony you shall give shall be the truth, the whole truth, and nothing but the truth?

Audience members stood and answered, "I do."

**EX PARTE COMMUNICATIONS - NONE**

**EXCLUDED CONSENT CALENDAR - NONE**

**PUBLIC HEARINGS - NONE**

**OLD BUSINESS - NONE**

## **NEW BUSINESS**

### **8. UPDATE ON COMMUNITY GROWTH AND DEVELOPMENT**

Community Development Director Aaron Jones gave a presentation and reviewed and discussed the following:

#### General Plan Framework

- 1992 General Plan considered 2010 development capacities.
- Residential development will not reach expected 2010 levels until 2025 or later.
- Commercial and Industrial Development will not approach these levels until after 2030.

#### 2015 Community Growth Summary

- 31 Single Family Permits
  - 53 Multi-Family Permits
  - Demolition
    - 59 Single Family
    - 1 Multi-Family
  - 24 Net Housing Unit Gain
  - 1,475 Sq. Ft. Commercial
- Redondo Beach Population Trends (Graph)
  - Redondo Beach Population Percent Change 1940-2008 (Graph)
  - Population Growth 1940-2015 (Table)
  - Housing Unit Growth 2009-2015

#### Redondo Beach Housing and Population Trends 2000-2030

#### Residential Growth Estimates from 2007

##### Citizen's Growth Management and Traffic Committee

##### Infill Development:

- 2007-2014
  - Annual increase eight-tenths of one percent (263 units/year; 1,838 units total)  
*Actual change 18.71 units/year (131 units total)*
- 2014-2030
  - Increase at 10-year average rate of four-tenths of one percent (approx.120 units per year; 1,920 units total). *This estimate is highly conservative. In the last 6 years only 72 net new units have been constructed (12 units per year). This is an growth rate of .039 percent*

#### Residential 2030

- 3,758 net new housing units, and
- 8,192 residential population increase
  - Overall increase averages 0.5% per year; 12.5% above 2007
- Adopted General Plan
  - Anticipated 18% housing unit gain 1991-2010
  - Predicted 0.9% gain per year
  - Projected numbers not realized until 2015

## Commercial/Industrial/Institutional Growth Estimate

The following estimate was used in comprehensively updating the General Plan Circulation Element

By 2030:

- 1 Million sq. ft. Commercial/industrial development outside Harbor/Pier area
- 400,000 sq. ft. within Harbor/Pier area
- 1.4 Million net new square feet

In response to Commissioner Goodman, Community Development Director Jones stated that it was necessary to plan improvements that exceed requirements and that infrastructure improvements would be made to meet and support growth rates.

Community Development Director Jones proceeded with his review:

Actual Commercial Industrial Growth (table)

Annual Commercial/Industrial Change Estimate for Growth Planning

- As presented to CGMT and used to plan traffic and circulation needs
- 50,000 sq. ft. per year (four-tenths of one percent) increase (excludes Harbor/Pier) - Actual annual change has been approximately 23,500 sq. ft.-less than one-half the estimate
- 400,000 sq. ft. net new Harbor/Pier development (allocated over 20 years) - Current Waterfront plan proposed 304,000 sq. ft. for CEQA analysis

PCH/Palos Verdes Traffic 1994-2014 (graph): 3,000 less cars per year than in 1990

PCH/Torrance Blvd. Traffic 1994-2014 (graph): slight increase in traffic

PCH/Aviation Traffic 1994-2014 (graph): some increase in volume

PCH/MBBL (Manhattan Beach Blvd.) Traffic (graph): decrease in traffic in last 20 years

PCH/Rosecrans Traffic 1994-2014: traffic increase due to substantial increase in community growth

Growth Impacts (Residential/Commercial/Industrial/Harbor)

Impact Factors and Measurements Chart: Multi-family housing is less impactful than single-family (generates about 38% less traffic).

In response to Commissioner Gaian, Community Development Director Jones stated there is no differentiation between condominiums and apartments, however staff would research the issue further including statistical information on multi-family and single-family housing.

In response to Commissioner Sanchez, Community Development Director Jones stated that more information would be gathered on the correlation between multi-family/single family and mass transit use.

Commissioner Mitchell referred to the South Bay Green Line and added that many more people do not want to drive. He added that with technology getting better and people working from home there is less need to drive resulting in less vehicles (on the streets).

In response to Commissioner Ung, Community Development Director Jones stated that information on traffic trends in the City will be updated.

In response to Commissioner Goodman, Community Development Director Jones stated that data on daily trips is provided by traffic engineer studies, questionnaires, and surveys.

Community Development Director Jones proceeded with his review:

#### Commercial/Industrial Development Estimates and Traffic

- 1 Million Sq. Ft. Commercial/Industrial
  - 250 ksf Retail (ITE 820)
    - 10,735 ADT 938 Peak Hr. (weekday)
  - 250 ksf Office (ITE 710)
    - ADT 2,775 388 Peak Hr.
  - 500 ksf Indust. (ITE 130)
    - 3,480 ADT 430 Peak Hr.

#### Harbor Development Impact Factor vs Actual

Planned 400,000 sq. ft. Considered All Retail (ITE 820) (Trip Generation substantially overestimated. Development anticipated to include substantial hotel, office and public use components. e.g. Office ADT is only 25.8 percent of retail)

- Result- 17,176 ADT 1,501 Peak Hr.
- Actual approximately 304,000 sq. ft.
  - Restaurant 35%, Retail 20%, Hotel 24%, Office 12%, Cinema 9%
- Result- 12,550 ADT 782 Peak Hr.

Community Development Director Jones emphasized that (the City) plans for more than what is produced.

#### Cumulative Impact Estimates used for 2030 analysis

- Resident Population- increases 8,192 to 73,566 (six-tenths of one percent per year).
- Housing Units- increase 3,758 to approx. 33,746 (six-tenths of one percent per year).
- Industrial land uses- increase 500k (7.9 percent) to approx. 6.8 Million sq. ft. (four-tenths of one percent per year)
- Commercial land uses-increase 900k (14.5 percent) to approx. 7.1 Million sq. ft. (seven-tenths of one percent per year).

#### Comparative and Cumulative Impacts (chart)

##### Conclusions

- Community growth rates well under General Plan projections.
- City mature with moderating growth rates.
- Infrastructure exists, but requires improvement as necessary to support new development.
- Sustainable growth (infill and recycling) can be accommodated with adequate community investment and improvement.

Community Development Director Jones recommended that the presentation be received and filed.

In response to Commissioner Goodman's inquiry on development and how much space is available, Community Development Director Jones stated that the numbers are based on parcel by parcel analysis of the entire community and that there will always be change.

In response to Commissioner Biro regarding R1 zoning allowing second family quarters, Community Development Director Jones stated that the data was based on existing zoning and development standards. Mr. Jones added that existing commercial/industrial square footage is from permit records and actual calculations.

In response to Commissioner Ung regarding a risk-based plan, Community Development Director Jones stated that phased mitigation is more appropriate for both growth projection and ranges.

Commissioner Mitchell thanked staff for the report and asked if groups other than the U.S. Census, Caltrans, Institute of Traffic Engineers, and Public Works were used for data. Community Development Director Jones responded that the Urban Land Institute, the South Bay COG and the City's traffic model were sources used.

Commissioner Gaian stated that consideration must be given to the difference between apartments and condominiums in determining travel trends.

Community Development Director Jones stated that single family and condo changes are tracked through rental vacancy surveys and that the information can be provided to the Commission.

Commissioner Goodman commented on the density of units and stated that if there are more units in a space, there are more families.

Commission Gaian stated that traffic from apartment units is higher than at condo units.

In response to Commissioner Sanchez, Community Development Director Jones stated that there is no differentiation on the type of vehicles generating traffic, and added that staff would look into it.

Commissioner Gaian commented that service vehicles (trucks) should be contemplated.

Motion by Commissioner Goodman, seconded by Commissioner Ung, to receive and file staff's report. Motion carried unanimously.

Chairperson Rodriguez called for anyone in the audience wishing to comment.

An audience member (Riviera group) addressed the following: 1) traffic counts and studies, and asked to see the 14 intersections that need to be improved; 2) RHNA did not receive survey submission from the City regarding housing growth projections; and 3) would like the City to submit numbers to SCAG to reduce the RHNA numbers.

Amy Josefek, Redondo Beach resident, commented on lack of public transit and lack of jobs in the South Bay.

Commissioner Gaian stated that the City has never appealed RHNA numbers since they've been done. He added that he can't find record of any penalty to any city for not meeting RHNA guidelines, and asked why the City has never challenged RHNA numbers.

Community Development Director Jones stated that the RHNA numbers cannot be changed. Mr. Jones explained that the City has provided the zone capacity to meet the RHNA number, but is not required to produce the number. Mr. Jones added that RHNA is a housing capacity plan, not a housing production requirement.

In response to Commissioner Gaian, Community Development Director Jones stated that the City does not have to produce the number of units established by the RHNA number but the City does have to zone for that capacity. Mr. Jones added that penalties could include loss of state funding and state gas tax, and that there are measures to impose development moratoriums.

In response to Chairperson Rodriguez, Community Development Director Jones stated that there is a surplus capacity in the City's zoning.

Marcie Guillermo requested that the traffic reports be posted on the City's website. She commented on delivery trucks adding traffic and pollution and affecting (our) quality of life, RHNA numbers and local leadership, and asked the Commissioners to do what is in the best interest of the community.

Lezlie Campeggi stated that the City should challenge the RHNA numbers. She stated that there are conflicts between the City Council and Planning Commission and that they need to be on the "same page." She further stated that communication is needed and added that the City stop using RHNA numbers as basis for development.

Commissioner Goodman stated that the Planning Commission has never used RHNA numbers in considering development projects.

Community Development Director Jones stated that the City has always challenged the RHNA numbers, but has never appealed.

Pam Cambar commented on the components of growth, including traffic and population, and stated that Redondo Beach is a destination point making density more than the number of residents.

Pete Verenoff commented on RHNA numbers, and stated that the City qualifies with RHNA numbers using 28 units per acre, but allows developers to use 35 units per acre, which concerns residents.

In response to Commissioner Goodman, Community Development Director Jones briefly explained state law regarding Housing Element requirements for developments.

John, aerospace engineer, commented on traffic patterns, including thru traffic. He stated that in regards to development, (we) have to keep in mind the quality of life in the area.

Susan Renick thanked the Commissioners, and commented on 1) traffic on PCH and asked that the Commission consider the measurement of side streets; 2) RHNA numbers and zoning; and 3) the water drought.

Commissioner Mitchell spoke highly on the bus lines servicing the City.

Community Development Director Jones thanked the Commissioners and the community for their input.

## **9. OVERVIEW OF MIXED-USE ZONING**

Planning Manager Sean Scully reviewed staff's Administrative Report and discussed the following:

**STRATEGIC PLAN OBJECTIVE:** Potential amendments to the Mixed Use Section of the Municipal Code.

October 14, 2015-

- The Mayor and City Council adopted a Strategic Plan Objective to investigate and report on existing Mixed Use policies and development regulations/standards.
- This "investigation" of Mixed Use regulations is part of the Mayor and Council's larger effort to consider either a "comprehensive" or "living" (incremental) update of the General Plan.

Purpose-

- To determine if the need exists to make changes/modify current Mixed Use policies and development regulations/standards.
- If so- "What" would be the objectives of any changes and "How" might we change the regulations to achieve any new objectives?

Goal-

- Provide the Planning Commission with an overview of the City's existing Mixed Use policies and development regulations/standards in advance of a future Planning Commission public hearing on this matter to be held in January 2016

**WHAT IS MIXED USE DEVELOPMENT?**

- Combination of land uses – typically residential with commercial
- Predates zoning controls and suburbanization
- Necessary before automobile dependence/public transportation
  - Compact, walkable
  - Goods, services, and employment all needed to be near residences
- Redondo Beaches origins
  - Port city
  - Vibrant mixed use village - Downtown
    - Shops, services and residences
    - Centered on the Harbor
    - 2-3 story format

## DEMISE OF MIXED USE

- Growth of industrial and manufacturing uses – Need to separate residential uses from incompatible uses
- National Zoning Enabling Act (1923) – Legislation of “separate uses”
- Cities adopted “single-use” zoning standards (including Redondo Beach)
- Post WWII – massive boom/need for housing resulted in suburbanization
  - Land consumed for low density single family housing tracts
  - Commercial interests realized customers and employees were fleeing downtowns – Commercial strip malls born
- Exodus from traditional downtowns
  - Vitality of urban core eroded

## TYPES OF MIXED USE DEVELOPMENT

- No one particular prototype – many forms
- Village Cluster – horizontal or vertical
  - Horizontal – shops and services located central to surrounding higher density residential
  - Vertical – residences located above shops and services
- Neighborhood Commercial
  - Convenience goods and services in otherwise strictly residential area
- Main Street Residential/Commercial
  - 2-3 story buildings with residential units above and commercial units on the ground floor facing the street
- Office Convenience or Office/Residential
- Shopping Mall Conversion
  - Residential and/or office units added (adjacent) to an existing standalone shopping mall
- Live/Work
  - Residents operate small businesses on the ground floor of the building where they live

## COMPARATIVE SUMMARY TABLE – MIXED USE

Planning Manager Scully stated that the City’s current mixed use development standards and policies are “in line” and consistent with other communities and jurisdictions throughout the state. Mr. Scully added that it might be valuable to conduct another similar research as the process moves forward.

## WHY DO WE HAVE MIXED USE DEVELOPMENT?

- Revitalize under-performing commercial at key nodes close to shops and services and well served by transit
- Protect R-1, R-2 from up zoning that may otherwise be required pursuant to State housing laws
- Allow for new and continued exclusive commercial use of a property while providing the opportunity to include residential use.
- Promote sustainable infill development
- Buffer commercial uses to lower intensity residential neighborhoods
- Reduce VMT, reduce traffic
- Improve community health and well-being
- Standards updated 2011

## WHERE IS MIXED USE ALLOWED?

Seven (7) locations within the City:  
Primary Areas

- Zone MU-3A, PCH / Palos Verdes Blvd
- Zone MU-3, PCH / Torrance Blvd (Garnet to Pearl)
- Zone MU-1, Artesia Blvd (Aviation Way and Blossom Lane)
- Zone CR, The South Bay Galleria

Sub-Areas

- Zone MU-3C, 200 block of Avenue I (Riviera Village)
- Zone MU-3B, Southwest corner of PCH and Diamond
- Zone MU-2, Salvation Army site

WHAT ARE THE EXISTING GENERAL PLAN GOALS – OBJECTIVES – POLICIES FOR MIXED USE DEVELOPMENT?

1. Artesia Boulevard: Sub-Area 3 Mixed-Use Corridor-Blossom to West of Flagler Lane (MU-1)
  - This segment of Artesia Boulevard was designated for mixed use primarily because it is in substantial need of revitalization.
  - This is 1 of only 2 MU areas that has an option for residential development only, provided that the entire side of a block is developed for as residential.
  - Objective 1.18: Provide for the development of local-serving pedestrian-oriented commercial uses and integration of multi-family residential on the upper floors OR in intervening clusters along the corridor, provided they are compatible with adjacent commercial uses.
  - Policies 1.18.1 – 1.18.12: Specific development standards identical with those specified in MU-1 Zone §10-2.913
2. Pacific Coast Highway: Sub-Area 1 Mixed-Use Node-Palos Verdes Boulevard and South (MU-3)
  - This area was designated for mixed use development primarily because of its physical suitability for development of this scale and proximity to the “Village”.
    - Lot depths in excess of 300 feet and is adjoined to the rear by high density apartment complexes.
  - The standards for this area include a few differences from other mixed use areas.
  - Objective 1.21: Provide for the development of community-serving retail and office commercial and mixed-use projects integrating residential with commercial uses southeast of Palos Verdes Boulevard as a primary activity center of the City.
  - Policies 1.21.1 – 1.21.8: Specific development standards identical with those specified in MU-3A Zone §10-2.916
3. Pacific Coast Highway: Sub-Area 7 Mixed-Use Node-Torrance Boulevard Intersection (MU-3)
  - This area was designated for mixed use (MU-3) to make this location into a focal point of activity within South Redondo.
    - Calls for implementation of streetscape improvements in the public areas at the intersection of PCH and Torrance Blvd
  - Objective 1.27: Provide for the development of a higher intensity pedestrian-oriented activity node containing community-oriented commercial uses and/or mixed-use development projects, integrating residential with commercial uses, as a primary activity area of the City.
  - Policies 1.27.1 – 1.27.9: Specific development standards identical with those specified in MU-3 Zone §10-2.915
4. Pacific Coast Highway: Sub-Area 8 Civic Center-Related Node-West Side, Vincent Street to Diamond Street (MU-3)

- This is intended to allow for higher intensity commercial and residential uses that would complement the activity of the Civic Center.
  - Objective 1.28: Provide for the development of parcels adjacent to the Civic Center for uses which relate to and/or are induced by governmental activities and adjacent residential clusters.
  - Policies 1.28.1 – 1.28.8: Specific development standards identical with those specified in MU-3B Zone §10-2.917
5. Riviera Village: Sub-Area 3 Peripheral Frontage-Avenue I (MU-3)
    - Strong pedestrian orientation with buildings situated along the sidewalk.
    - The primary distinctions of this area is that it supports a number of multi-story office buildings and walkable storefronts.
    - Objective 1.35: Maintain Avenue I as a pedestrian-oriented commercial corridor which reflects and is linked to and compatible with the primary Village “core”, and permit opportunities for mixed-use development projects, integrating residential with commercial uses, provided they are compatible with adjacent commercial uses.
    - Policies 1.35.1 – 1.35.9: Specific development standards identical with those specified in MU-3C Zone §10-2.918
  6. North Catalina Avenue Corridor: Sub-Area 3 Salvation Army Site (MU-2)
    - This site has long housed the local operations of the Salvation Army.
    - The Salvation Army facilities include offices, operational facilities, and senior apartment units.
      - Permits residential development only-Max height of 3 stories (45’).
    - Objective 1.40: Provide for the continued use for residential and community-serving facilities or reuse for pedestrian-oriented local-serving commercial as a continuation of the North Catalina Avenue Corridor “village.”
    - Policies 1.40.1 – 1.40.10: Specific development standards identical with those specified in MU-2 Zone §10-5.914
  7. Galleria at South Bay: Allows Mixed Use (No Specific MU Land Use Designation)
    - The Galleria is a significant economic engine to the City and surrounding area.
    - GP policies are included to allow for mixed use development to provide another option for the future redevelopment of the area.
    - The area is considered to be a good potential location for properly integrated multiple-family units because of its proximity to transit, shopping, and services.
      - Max building height of 100’ (§10-2.919 only allows a max building height of 60’. May require a follow up Zoning Amendment for consistency);
    - Objective 1.41: Provide for the continued use of the Galleria at South Bay and surrounding properties as a primary center of regional-serving commercial uses, and provide for the development of mixed-use projects integrating with commercial uses; allowing for increases in development which enhance its economic vitality and contribute revenue to the City and improve its character as a pedestrian-oriented activity center, while minimizing impacts on adjacent streets and residential neighborhoods.

- Policies 1.41.1 – 1.41.10: Specific development standards nearly identical\* with those development standards specified in CR Zone §10-2.919

#### EXISTING ZONING ORDINANCE DEVELOPMENT STANDARDS FOR MIXED USE DEVELOPMENT (Tables)

- 1) FAR Commercial, FAR Mixed Use, FAR Residential, Residential Density, Minimum Lot Size
- 2) Building Height Commercial, Building Height Mixed Use, Building Height Residential, Stories Commercial, Stories Mixed Use, Stories Residential
- 3) Front Setback Minimum, Front Setback Maximum, Side Setback, Rear Setback, Second Story Setback, Third Story Setback
- 4) Outdoor Living Space, Usable Public Open Space, General Regulations, Parking Regulations, Sign Regulations, Landscape Regulation, Procedures, Coastal Development Permits

#### WHEN WERE THE MIXED USE DEVELOPMENT REGULATIONS/STANDARDS AMENDED AND FOR WHAT REASON?

##### General Plan Amendments:

- The majority of the existing MU “Goals, Objectives, and Policies” were adopted as part of the City’s comprehensive General Plan update in 1992 and haven’t been amended.
- 2011: Minor Strategic Amendments.
  - Policy language added to strengthen the desire of the City to make accommodations;
  - Policy language added to ensure that any retail and professional office be developed in a “pedestrian-oriented” manner.

##### Zoning Ordinance Amendments:

- 2010-2011: Thorough investigation and examination for Significant Amendments:
  - Specific Purposes added:
    - Primary character of MU should be commercial;
    - Public Open Space requirement was added, Minimum 10% of FAR.
  - Hotels: Added as a conditionally permitted use.
  - Offices:
    - Previous development regulations only permitted offices on the ground floor to the rear of other permitted retail or service uses, or on the second floor.
    - Due to high vacancy rates of commercial uses on the ground floor the previous restrictions were changed to allow up to 50% of the ground floor frontage commercial space to be developed with Office.

In response to Commissioner Goodman, Community Development Director Jones stated that staff looks at a project and determines whether the development has a character of a residential site or conveys commercial or retail-office commercial. Mr. Jones added that in adopting the mixed use standards, staff can come back to the Commission with options for zone changes addressing the “character” of development projects.

In response to Commissioner Biro, Community Development Director Jones stated that staff would provide information on total area of land use for mixed use projects as well allowance of small lot land use developments.

In response to Commissioner Ung, Community Development Director Jones provided clarification on FAR commercial/mixed use development standards and stated that the guidelines give developers incentive to do both commercial and residential developments. Mr. Jones stated that further discussion will be held on appropriate FAR for mixed use at a future public hearing, and added that staff will ask the Commission to consider recommendations on numerical design restrictions which will affect FAR, building mass, and scale of development.

Commissioner Gaian discussed retail and office space and stated that (we) have to draw a line between office space and identify retail. He stated that there is a dramatic shift in retail, and that the outlook for retail and generated tax revenue might be too optimistic.

Director of Community Development Jones stated that (we) are focusing on new formats and new retail opportunities that work.

In response to Commissioner Gaian, Community Development Director Jones stated that the City's sales tax consultant identifies taxable sales through annual audits and briefly explained the services provided.

Commissioner Mitchell commented on the current population changes, trends, and demands, and the need to improve air quality.

(Commissioner Biro stepped out of the meeting at 9:15 p.m. and returned to the dais at 9:18 p.m.)

Planning Manager Scully resumed his review:

Zoning Ordinance Amendments:

- Residential Density:
  - Currently a max of one (1) unit per 1,245 sf of lot or approximately 35 DU/AC is permitted;
  - Due to concerns raised by public and planning commissioners, traffic and parking, in 2010 the Planning Commission proposed reductions to one (1) unit per 1,452 sf of lot or approximately 30 DU/AC.
    - City Council did not support the recommendation to reduce residential densities in MU Zones to 35 DU/AC due to the requirement that the change would trigger a general election.\*
    - Any change would trigger the need for an election on the matter.

\*Community Development Director Jones clarified that the City Council supported the reduction in density to 30 DU/AC, however did not support the requirement to pay for an Article 27 public election to accomplish the reduction.

- Minimum Lot Size:
  - Currently the standard states that no projects containing both commercial and residential uses shall be permitted on lots with less than 15,000 square feet of lot area.
  - The report states there is a provision that allows the PC to permit MU on smaller lots if it is determined that the project is compatible with surrounding development. The existing applicable zoning ordinance DOES NOT contain this provision.

- This is an opportunity for the PC to reflect further on this development standard and provide direction.
- Building Height:
  - Prior code allowed MU development to 45’;
  - The maximum height is currently 38’ with a provision for 45’ on portions of the lot as determined by the PC.
    - MU-2 and MU-3C are still 45’.
- Usable Public Open Space:
  - The prior code did not contain a requirement for Usable Public Open Space.
    - Due to concerns regarding a general lack of public open space.
  - The current standard requires MU developments develop 10% of their FAR as Usable Public Open Space defined as “Public Plazas”, “Public Walkways”, and other “Public Spaces”;
    - Areas must be at least 10’ in width to qualify.
- Visitor Parking Requirements:
  - The prior visitor parking space requirements for mixed-use dwelling units were the same as for non-mixed-use units.
  - To address the concerns of the public regarding the lack of visitor parking spaces in mixed-use projects:
    - Current visitor parking regulations require additional visitor parking spaces if determined necessary by the PC due to unique characteristics of the project and/or the surrounding neighborhood.

In response to Commissioner Gaian and Commissioner Sanchez, a brief discussion was held regarding “open space” and sidewalks. Manager Scully stated that “open space” would be more clearly defined.

In response to Chairperson Rodriguez, Community Development Director Jones stated that amendments to public space, height requirements, and mixed uses would not trigger an election as they don’t change the density or intensity of a potential development.

Planning Manager Scully continued his review:

#### MIXED USE DISCUSSION

- The Community Development Department was directed to look at the issue of Mixed-Use development standards to see if they are still appropriate for our community.
- Do the current development standards act as an impediment for local businesses?
- Are the current standards allowing high density development not compatible with the neighborhood scale and needs?
  - If it is determined that allowable MU densities should be reduced, what are the implications, if any, with respect to the City’s RHNA numbers and Certification of the City’s Housing Element?
- Past mixed use projects have yielded mixed results.
  - Although all of the existing mixed use projects met all required development standards, they have fallen short of the expectations of some elected and appointed officials and certainly some from the public.
- Specific issues have been repeatedly debated due to varying concerns regarding potential impacts on surrounding properties:
  - Residential density;

- Allowable height;
- Allowable FAR for commercial uses;
- Parking;
- Project design; and
- Automobile access.
- Population growth is inevitable:
  - At the same time there is a growing scarcity of available land, high density development is one of the best means to respond to this problem.

ZONING STANDARDS CITYWIDE: STORY, HEIGHT, DENSITY LIMITATIONS (table)

REGIONAL HOUSING NEEDS ALLOCATION “RHNA” - ALLOCATION AND STATUS

- CA Housing and Community Development Department consults with Council of Governments – projected housing needs, methodology
- Draft RHNA allocation – may be contested, adjusted, appealed at time of drafting
- 2013-2021 Housing Element shows capacity, conditionally certified
- Next cycle 2019-2020

Planning Manager Scully concluded his presentation and recommended that the Planning Commission received and filed staff's report.

Commissioner Biro commented on plot-tested/building height, FAR allocation /capacity, excavation, and setback.

Community Development Director Jones stated that staff would come back with information on FAR, height diagrams, with basement conditions, as well as potential plot development maximums. Mr. Jones added that funding for the mid-year General Plan update was expected and further added that more discussion would be held on measuring buildings.

Commissioner Sanchez commented on mixed use developments in larger cities.

Community Development Director Jones stated that staff could bring back unique examples of other cities.

In response to Commissioner Ung, Community Development Director Jones stated that there are “a dozen” triggers for election requirement, and that the basic reason that downzoning triggers election is when proposed zoning allows significant increase over existing conditions.

Discussion was held on FAR and density levels. Community Development Director Jones stated that staff could come back with discussion on incentives for smaller units.

In response to Commissioner Gaian, Community Development Director Jones stated that further discussion could be held on under- and over-utilized properties as well as land use changes based on utilizations of properties.

Community Development Director Jones commented that the 1992 General Plan was an urban mixed use plan and that there is a need to look at the City's mixed use model.

Commissioner Mitchell commented on the lack of housing affordability and the large number of people in the South Bay who cannot afford to own residences.

Commissioner Goodman commented that he would like to see examples of successful mixed use developments.

Motion by Commissioner Goodman, seconded by Commissioner Ung, to receive and file staff's report. Motion carried unanimously.

Chairperson Rodriguez called for those in the audience wishing to comment.

Pete Verenkoff, Redondo Beach, summarized his comment letter submitted and addressed the following: 1) difference in language pertaining to the City's land use element and planning ordinance documents; 2) requested that the City consider adding definitions to development regulations and standards that clarify and strengthen the policies set forth in the General Plan; and 3) land density and floor area ratio (FAR) should be reviewed.

Motion by Commissioner Goodman, seconded by Commissioner Mitchell, to receive and file the comment letter from Mr. Verenkoff.

Nils Nehrenheim, Redondo Beach, thanked the Commission for the discussion and reviewed a handout and addressed the following: 1) successful mixed use in San Diego; 2) horizontal mixed use and vertical mixed use; 3) Riviera Village; and 4) Mixed use within traffic corridor does not work.

Susan Renick addressed the following: 1) difference between North Redondo Beach (resort) and South Redondo Beach (normal community); 2) there is no good definition for mixed use; 3) suggested that City look at trend of smaller houses; 4) Justification of height density/FAR.

Amy Josefek commented on the following: 1) mixed use development; 2) Legado project; 3) FAR/residential density requirements; 4) mixed use illogical in City. Ms. Josefek asked the Commission to address changes that will make the ordinance fair to neighbors and stated she hoped to see Redondo Beach maintain its commercial viability and preserve and enhance its residential charm. She asked the Commissioners to listen to homeowners and residents.

Arinna Shelby thanked the Commission for the discussion and commented on: 1) mixed use zoning is a vehicle for density; 2) allowable FAR; 3) commercial vacancies; 4) high density project (Sea Breeze Plaza); 5) not in favor of increasing development along South PCH; and 6) consider mitigating solutions to decrease density and place on ballot to preserve the community.

Chairperson Rodriguez accepted the speaker card left by Suzanne McCune expressing her opposition to mixed use.

Marcie Guillermo stated that she agreed with the other speakers. She emphasized that density needs to be reduced and that they want commercial uses on first floor, not residential.

In response to Ms. Guillermo's inquiry regarding Catalina Avenue zoning designation, Community Development Director Jones stated that a corner of Catalina Avenue is zoned residential and the rest of the block is commercial.

In response to Commissioner Biro, Community Development Director Jones stated that further discussion will be held on overlay zoning.

Community Development Director Jones thanked the Commission and the public for their input.

#### **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

Marcie Guillermo reminded everyone to submit comments on CenterCal (Waterfront Draft EIR) project and asked the public to get involved.

Community Development Director Jones stated that the deadline for public comment was January 19, 2016, 5:30 p.m.

Susan Renick asked if tonight's comments could be applied to the Legado Project. Community Development Director Jones recommended to Ms. Renick that she contact Planning staff for further information.

#### **COMMISSION ITEMS AND REFERRALS TO STAFF**

Commissioner Biro asked for further discussion on the definition of "growth."

Community Development Director Jones stated that discussion on the General Plan would be presented to Council on February 2, 2016 and a budget and funding discussion would be held on March 15, 2016.

Commissioner Mitchell thanked staff for the conversation and wished everyone happy holidays.

#### **ITEMS FROM STAFF**

Community Development Director Jones announced that City Hall would be closed from Wednesday, December 23, 2015 through January 1, 2016, and reopen on January 4, 2016.

#### **COUNCIL ACTION ON PLANNING COMMISSION MATTERS**

Community Development Director Jones reported the following: 1) City Council approved to restructure the financial arrangement for Marina Avenue Hotel 3 Project; and 2) Planning Commission amendments appealed to City Council were continued to August 16, 2016.

**ADJOURNMENT: 10:31 PM**

There being no further business to come before the Commission and hearing no objection, Chairperson Rodriguez adjourned the meeting at 10:31 p.m. to a regular meeting to be held at 7:00 p.m. on Thursday, January 21, 2016 in the Redondo Beach City Council Chambers, 415 Diamond Street, Redondo Beach, California.

Respectfully submitted,

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Aaron Jones  
Community Development Director



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# Administrative Report

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Council Action Date: December 15, 2015

**To: MAYOR AND CITY COUNCIL**

**From: JOE HOEFGEN, CITY MANAGER**

**Subject: STRATEGIC PLAN UPDATE ON SIX-MONTH OBJECTIVES**

## **RECOMMENDATION**

Receive and file the monthly updates to the six-month strategic objectives established at the Strategic Planning Retreat held on October 14, 2015.

## **EXECUTIVE SUMMARY**

On October 14, 2015, the City Council held a Strategic Planning Workshop to establish six-month objectives. The objectives set were adopted by the City Council at the October 14, 2015 Council Meeting. Monthly updates are provided to the Mayor and Council to enable them to monitor the City's progress. This current update is the first of the October 14, 2015 Strategic Planning session's six-month objectives. The next Strategic Planning Retreat will be held on March, 29, 2016 .

## **BACKGROUND**

The City Council's Strategic Plan directs the development of the City budget, program objectives, and performance measures. The goals provide the basis for improving services, and preserving a high quality of life in the City.

The City began strategic planning in 1998 with the creation of the first three-year strategic plan covering the period of 1998-2001. In October 2001, a second three-year plan was developed for 2001-2004. At the February 25, 2003 retreat, these Core Values were added: Openness and Honesty, Integrity and Ethics, Accountability, Outstanding Customer Service, Teamwork, Excellence, Environmental Responsibility, and Fiscal Responsibility. A third three-year plan was developed in March 2004, covering the period of 2004-2007, and including a vision statement. In September 2007, the fourth three-year plan was developed with new goals and objectives. A fifth three-year plan was developed on March 3, 2010. Finally, the sixth three-year strategic plan was developed on September 12, 2013. The following are the six strategic plan goals for 2013-2016. They are not in priority order:

- Vitalize the waterfront, Artesia Corridor, Riviera Village and North Redondo Beach Industrial complex
- Improve public infrastructure and facilities in an environmentally responsible manner
- Increase organizational effectiveness and efficiency
- Build an economically vital and financially sustainable city
- Maintain a high level of public safety with public engagement
- Review and identify a process for updating the City's General Plan

The City Manager provides monthly updates to the adopted six-month objectives to enable the Mayor and City Council to monitor the City's progress on the Strategic Plan.

### **COORDINATION**

All departments participated in the development of the Strategic Plan and in providing the attached update.

### **FISCAL IMPACT**

The total cost for this activity is included in the Mayor and City Council's portion of the FY 2015-2016 Adopted Annual Budget.

Submitted by:

*Joe Hoefgen, City Manager*

Attachment:

- Strategic Plan Update - Six-Month Objectives dated December 15, 2015

**CITY OF REDONDO BEACH**        **SIX-MONTH STRATEGIC OBJECTIVES**  
**October 14, 2015 – March 15, 2016**

ACM=Assistant City Mgr    CD=Community Development    PW=Public Works    WED=Waterfront and Economic Development    CS=Community Services

<b>THREE-YEAR GOAL: <i>VITALIZE THE WATERFRONT, ARTESIA CORRIDOR, RIVIERA VILLAGE AND NORTH REDONDO INDUSTRIAL COMPLEX</i></b>						
<b>WHEN</b>	<b>WHO</b>	<b>WHAT</b>	<b>STATUS</b>			<b>COMMENTS</b>
			DONE	ON TARGET	REVISED	
1. By March 15, 2016	ACM and WED Director	Conduct Public Outreach meetings (Feb – March 2016) regarding alternative locations for installation of a new boat ramp including a meeting with Harbor Commission and present the results to the City Council.		X		
2. At the March 1, 2016 City Council meeting	WED and PW Director, working with regional agencies	Report on the status of the analysis of sea level rise and its potential impact on the Redondo Beach waterfront.		X		
3. At the February 16, 2016 City Council Meeting	PW Director	Present to the City Council for review the cost of fully implementing the Riviera Village sidewalk landscaping improvement plan along Catalina Avenue from Palos Verdes Boulevard to Avenue I.		X		
4. At the March 1, 2016 City Council Meeting	CD Director working with WED Director	Present to the City Council for consideration options for further modification of parking requirements Citywide to help encourage economic development.		X		
5. At the November 17, 2015 Council Meeting	City Manager	Agendize a report on the appointment of a Mayor/City Council Subcommittee to work with staff on issues that may arise during the time that AES is marketing the AES site for non-industrial uses.	X			
5.a. FUTURE OBJECTIVE between April 4, 2016 and June 15, 2016	City Manager with the CD Director and City Attorney	City and AES representatives to meet and confer as necessary and discuss implementation of the AES Task Force, its purpose, organization, and membership, and other details relevant to the formation of the AES Task Force prior to a City Council Report on July 5, 2016 for appointment of the Task Force		X		
5.b. FUTURE OBJECTIVE	City Manager with City Attorney and CD Director	City Council to select consulting services firms needed to support the Task Force following the RFP Process.				

5.c. FUTURE OBJECTIVE	Task Force, working with Consultants	Task Force/Consultants present findings and recommendations to the City Council.				
6. FUTURE OBJECTIVE	WED working with CD Director	Explore the feasibility and recommend to the City Council whether or not to create a Storefront Improvement Program in key business areas.				

**THREE-YEAR GOAL: *IMPROVE PUBLIC INFRASTRUCTURE AND FACILITIES IN AN ENVIRONMENTALLY RESPONSIBLE MANNER***

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By the January 19, 2016 City Council meeting	WED Director working with PW Director	Present to the City Council for review the fiscal impact for financing the construction of a replacement pier parking structure and other Harbor Area public infrastructure.		X		
2. By the March 15, 2016 City Council meeting	PW Director	Present to the City Council a report on the status of the Tri-City Aviation Boulevard Bikeability Plan Grant.		X		
3. At the March 1, 2016 City Council meeting	ACM working with PW Director, Finance Director, Police Chief and Fire Chief	Report on the status of the Major Facilities Repair Fund and the City's long-term major facilities needs list.		X		
4. At the February 2, 2016 City Council meeting	PW Director	Present to the City Council for consideration a Conceptual Plan for improvement of Anderson Park restrooms and the demolition of the Park's vacant Annex Building.		X		
5. By March 15, 2016	CS Director working with PW, Finance and CD Directors	Review and report to the City Council the City's park and open space inventory and funding sources for acquisition and rehabilitation of parks and open space.		X		

THREE-YEAR GOAL: *INCREASE ORGANIZATIONAL EFFECTIVENESS AND EFFICIENCY*

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By March 15, 2016	City Attorney, working with the CD Director	Present to the City Council for direction options for the restructuring of the Redondo Beach Sister City Committee as a separate non-profit 501(c)(3) and/or an official city committee or commission.		X		
2. By March 15, 2016	IT Director working with City Manager, City Attorney and other Department Heads	Report the results to the City Council of a social media pilot project that explores additional methods of public outreach (social media e.g., Facebook, Twitter) through launch of the City's new webpage.		X		
3. At the January 5, 2016 City Council meeting	PW Director	Review the Administrative Policy and Procedure (APP) regarding purchase and replacement of zero emission vehicles and present the results to the City Council.		X		
4. By March 15, 2016	PW Director working with IT Director	Explore and recommend to the City Council for consideration the potential use of technology to better regulate pedestrian and bicycle traffic crossing where the beach bike path meets the south end of the pier for improved safety and traffic flow.		X		
5. Prior to March 1, 2016	City Manager, HR Director and all City Departments	Implement a Customer Service Training Program for applicable City employees on a city-wide basis.		X		Contract for training awarded by City Council on Dec 1, 2015

THREE-YEAR GOAL: *BUILD AN ECONOMICALLY VITAL AND FINANCIALLY SUSTAINABLE CITY*

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By the January 19, 2016 City Council meeting	WED Director	Research and report to the City Council on the new State tax increment financing law to fund public infrastructure and other projects.		X		
2. By the February 1, 2016 City Council meeting	CD Director working with Finance Director	Present a report to the City Council on current regulation of short-term rental activity and obtain direction, if any, from the City Council.		X		
3. At the March 15-2016 City Council meeting	Finance Director working with HR Director and all involved Departments	As part of the Mid-Year Budget Review, recommend to the City Council for consideration a budget modification to be able to hire or contract with a Grant Specialist to identify and apply for grants and coordinate with departments to facilitate implementation.		X		

**THREE-YEAR GOAL: *MAINTAIN A HIGH LEVEL OF PUBLIC SAFETY WITH PUBLIC ENGAGEMENT***

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By February 16, 2016	PW Director and Police Chief	Develop plans and specifications for security fencing around the police station.		X		
2. By March 15, 2016	Police Chief, working with the PW Director and CS Director	Research and present to the City Council for direction options for construction of a canine training facility on an existing unused city parcel.		X		
3. By January 1, 2016	HR Director working with Police and Fire Chiefs	Create hiring and promotional lists to fill all vacancies as they arise within the Fire and Police Departments.	X			Ongoing recruitment process and eligibility lists in place for all PD and FD vacancies
4. At the March 15, 2016 City Council meeting	City Manager working with Fire Chief, ACM and Finance Director	As part of the Mid-Year Budget Review, explore and make a recommendation to the City Council for consideration the possible restoration of two Fire Prevention Inspectors and one Fire Training Officer in the Fire Department.		X		
5. By March 15, 2016	Police Chief	Increase Neighborhood Watch participation by 30%, and improve assistance from homeowners associations.		X		

**THREE-YEAR GOAL: *REVIEW AND IDENTIFY A PROCESS FOR UPDATING THE CITY'S GENERAL PLAN***

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the February 16, 2016 City Council meeting	CD Director working with ACM and City Manager	Present to the City Council and community a General Plan 101 workshop(s) overview on the General Plan's current status and content including potential amendments to the mixed use zoning section of the municipal code.		X		
2. At the March 1, 2016 City Council meeting	CD Director working with ACM and City Manager	Present to the City Council a budget process and timeline for either a comprehensive or "living" (incremental) update of the General Plan.		X		
3. Consider in context of FY 2015-2016 Mid-Year Budget Review	CD Director working with Finance Director, ACM and City Manager	Present to the City Council for action a budget appropriation to conduct a community assessment and engagement process for updating the General Plan.		X		



## CITY OF REDONDO BEACH

### **BLUE FOLDER ITEMS**

*Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.*

#### **Regular Meeting of the Planning Commission January 21, 2016**

#### **VII. PUBLIC HEARINGS**

8. A Public Hearing for consideration of an Exemption Declaration and Planning Commission consideration of an Administrative Design Review, Vesting Tentative Parcel Map No. 73918 and Variance to allow fill of the finished elevation in excess of the 30-inch maximum allowed by code within a portion of the east side yard to provide for usable driveway slope and adequate drainage for the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

APPLICANT:	Nora Ey Nadlan, LLC
PROPERTY OWNER:	George and Kelli Redmond
LOCATION:	<b>1912 Marshallfield Lane</b>
CASE NO.:	2016-01-PC-001
RECOMMENDATION:	Approve with conditions

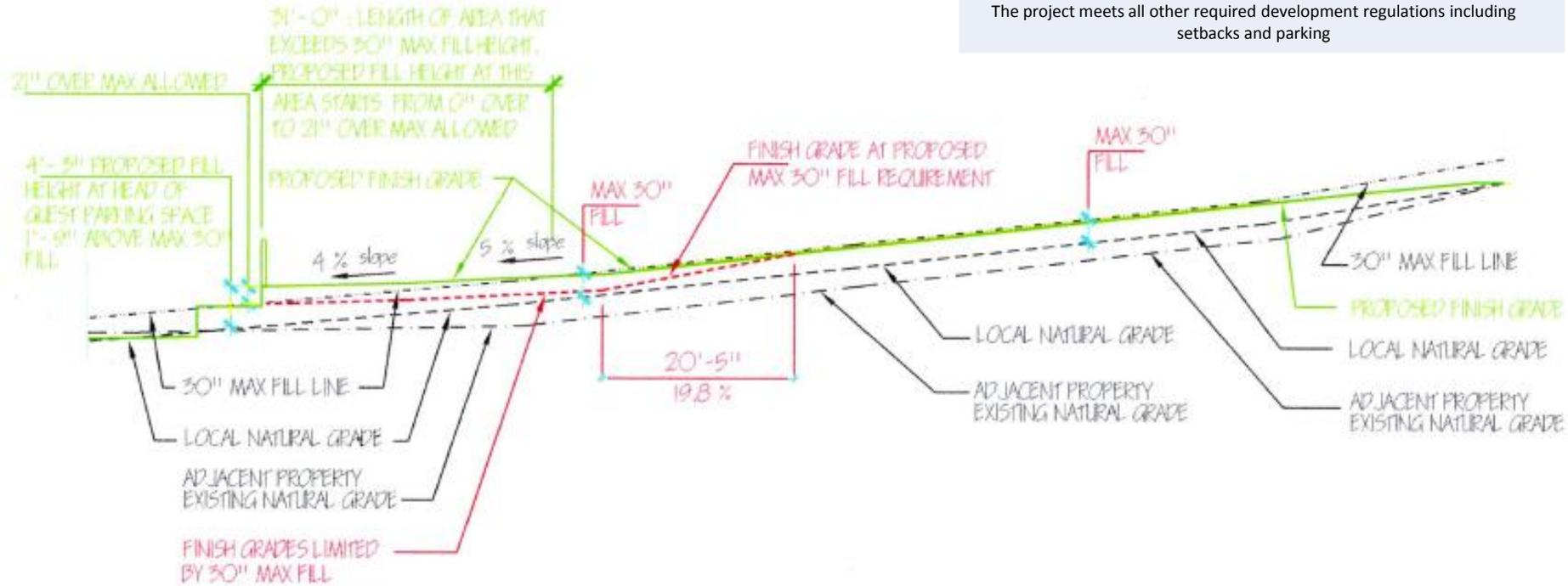
- Diagram detail of Variance request for fill

The applicant seeks a variance from the 30" maximum fill development standard in order to safely access the required garages for two detached residential condominium units at 1912 Marshallfield Lane

The zoning code states that grades located in a side or rear setback may not be raised greater than 30"

The applicant seeks a variance in order to raise the natural grade a total of 51" along a short portion of the driveway to the rear of the lot in order to maintain a safe vehicle access for the garages and guest parking space that complies with the city's maximum driveway slope criteria

The project meets all other required development regulations including setbacks and parking



----- FINISH DRIVEWAY SLOPE IF LIMITED TO 30" MAX FILL.

———— PROPOSED DRIVEWAY SLOPE

IN ORDER TO ACHIEVE AN ACCEPTABLE PARKING SPACE SLOPE (4%, WHICH IS STILL EXCESSIVE) THE RESULTANT BLEND INTO THE ACTUAL DRIVEWAY PORTION WOULD BE 19.8% SLOPE, GREATLY EXCEEDING THE CITY'S MAXIMUM SLOPE OF 15%

IN ORDER TO ACHIEVE AN ACCEPTABLE DRIVEWAY SLOPE (12% MAX IN LIMITED AREAS AS PROPOSED) AND KEEPING THE PROPOSED GUEST PARKING SPACE AT THE PROPOSED 4% SLOPE, WE NEED TO FILL 51" ABOVE THE EXISTING NATURAL GRADE (21" ABOVE THE 30" MAXIMUM ALLOWED) AT THE HEAD OF THE SPACE. THIS AREA GOVERNS THE HEIGHT OF THE GUEST PARKING SPACE.

### DRIVEWAY SECTION

SCALE: 1/8" = 1'-0"



## CITY OF REDONDO BEACH

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APPLICANT:	Nora Ey Nadlan, LLC
PROPERTY OWNER:	George and Kelli Redmond
LOCATION:	<b>1912 Marshallfield Lane</b>
CASE NO.:	2016-01-PC-001
RECOMMENDATION:	Approve with conditions

- Comment letter received after the distribution of the agenda
  - Ken Greenleaf received January 20, 2016

Attn: Redondo Beach Planning Commission



Re: proposed project at 1912 Marshallfield Lane

As an owner / occupant of 1911 Marshallfield Lane (across the street and one house west of the proposed project), this project will be blocking my view of the parkette behind it that I have enjoyed for 22 years. However, I realize they have the right to build on their property within the city's limitations on height, setbacks, etc.

The concern I have is the public parking space on the street in front of the property. Currently, the space is barely large enough for two cars to park bumper to bumper at the edge of both curb cuts. This proposed project will be moving their driveway and curb cut from the property line on the west side of the property to the eastern part of the property. The city requires the new curb cut to be a minimum distance from the neighboring curb cut at 1914 Marshallfield Lane. Does this minimum distance between curb cuts take into consideration the power pole on the public sidewalk between the two curb cuts? Will this project need a drainage hole at the curb? Will the power pole and the drainage hole fit in the minimum distance between the curb cuts? I do not want to see them build most of the project and then decide they have to move the curb cut farther to the west to get away from the power pole.

Taking all of this into consideration, is the new public parking space going to be at least as big as the current space? When 1910 Marshallfield Lane was torn down and rebuilt six years ago, the city's requirement for neighboring properties to not share a large curb cut caused 1910's curb cut to be moved about five feet to the west which caused us to lose a public parking space. Parking on Marshallfield Lane is already inadequate and it would be even worse to lose another space. If the new parking space is going to be smaller, could the city require the builders to mirror the project and use the current curb cut?

Another solution would be to make Marshallfield Lane a one way street with parking on both sides like our neighboring street to the south (Pullman Lane) and our three neighboring streets to the north (Clark, Harriman, and Huntington Lanes). I realize this is not the Planning Commission's jurisdiction, and the chances of it happening are slim, but it would solve the parking problem on Marshallfield Lane.

Thank you for your consideration,

A handwritten signature in cursive script that reads "Ken A. Greenleaf".

Ken A. Greenleaf  
1911 Marshallfield Lane  
Redondo Beach, CA 90278



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# Administrative Report

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Planning Commission Hearing Date: January 21, 2016

**AGENDA ITEM:** 8 (PUBLIC HEARING)

**PROJECT LOCATION:** 1912 MARSHALLFIELD LANE

**APPLICATION TYPE:** VARIANCE, ADMINISTRATIVE DESIGN REVIEW, VESTING PARCEL MAP NO. 73918, AND AN EXEMPTION DECLARATION

**CASE NUMBER:** 2016-01-PC-001

**APPLICANT'S NAME:** GEORGE & KELLI REDMOND

**APPLICANT'S REQUEST AS ADVERTISED:**

Consideration of an Exemption Declaration and Planning Commission consideration for an Administrative Design Review, Vesting Parcel Map No. 73918 and Variance to allow fill of the finished elevation in excess of the 30-inch maximum allowed by code within a portion of the east side yard to provide for a compliant and safe driveway slope and adequate drainage for the construction of a two-unit residential condominium project on property located within a Low-Density, Multiple-Family Residential (R-2) zone.

**DEPARTMENT'S RECOMMENDATION:**

The Planning Division recommends that the Planning Commission make the findings as set forth in the staff report, adopt the Exemption Declaration, and grant the requests for an Administrative Design Review, Vesting Parcel Map No. 73918 and Variance, subject to the plans and applications submitted, and the conditions below.

**EXISTING CONDITIONS/BACKGROUND:**

The subject property is located at 1912 Marshallfield Lane, on a rectangular-shaped lot. The property is zoned Low-Density, Multiple-Family Residential (R-2). The property is approximately 50 feet in width, 150 feet in depth and is approximately 7,500 square feet in area. The subject property is currently developed with a single-family residential unit built in 1952. Development in the immediate vicinity of 1912 Marshallfield Lane consists primarily of multi-family developments containing mostly 2-unit condominium projects.

The property slopes downward, from the front property line to rear property line, approximately 12% over the length of the lot with some areas exceeding a slope of 15%. The property is developed with horticultural shrubs and grass. Re-development of this

property will require the removal of all existing landscaping. However, the site will be fully relandscaped and irrigated and will be planted with mature trees including a minimum 36-inch box tree in the front yard of the property.

**DETAILED DESCRIPTION OF REQUEST:**

The applicant seeks a variance from the 30" maximum fill development standard in order to safely access the required garages for two detached residential condominium units. The project meets all other required development regulations including setbacks and parking.

The zoning code states that grades located in a side or rear setback may not be raised greater than 30". The applicant seeks a variance in order to raise the natural grade a total of 51" along a short portion of the driveway to the rear of the lot in order to maintain a safe vehicle access for the garages and guest parking space and comply with the city's maximum driveway slope criteria.

The following provides a further description of the project:

<b><u>Street Address:</u></b>	1912 Marshallfield Lane
<b><u>Zone:</u></b>	R-2
<b><u>Lot Size:</u></b>	The lot is approximately 50' x 150', with a total land area of 7,500 square feet (.17 acres)
<b><u>Number/Type of Units:</u></b>	Two detached residential condominium units
<b><u>Number of Stories:</u></b>	2 with Basement
<b><u>Height</u></b>	29-feet, 11-inches
<b><u>Topography:</u></b>	Approximately 12% lot slope downward towards rear property line with some locations exceeding 15% slope
<b><u>Parking:</u></b>	Two enclosed spaces per unit, plus one guest parking space at the rear of the property adjacent to Unit B
<b><u>Setbacks, Turning Radius, Projections Meet Code?</u></b>	Yes

<b><u>Living Space in Square Feet:</u></b>	3,366 square feet per unit
<b><u>Subterranean Level:</u></b>	Family room, bedroom, and bathroom
<b><u>First Floor Rooms:</u></b>	Living room, dining room, kitchen and ½ bathroom
<b><u>Second Floor Rooms:</u></b>	4 bedrooms and 3 bathrooms
<b><u>Mezzanine Level:</u></b>	No
<b><u>Location of Laundry:</u></b>	Basement
<b><u>Level of Garage:</u></b>	First floor
<b><u>Outdoor Living Space:</u></b>	Adjacent patio and yards
<b><u>Storage Space:</u></b>	Under stair area and garage
<b><u>Architectural Style:</u></b>	Contemporary
<b><u>Exterior Materials:</u></b>	Sand finish stucco, stained redwood siding, iron railing, composition flat roofing material
<b><u>Trees to be Preserved:</u></b>	None
<b><u>Covenants, Conditions and Restrictions Acceptable?</u></b>	Yes

**EVALUATION OF REQUEST:**

**Variance**

Section 10-2.2510 of the Zoning Ordinance permits the Planning Commission to grant variances from development standards contained within the Zoning Ordinance in those instances where it is demonstrated that there are special circumstances applicable to the property including the size, shape, topography, location, or surroundings, such that the strict application of the zoning provisions deprives such property of privileges enjoyed by other property in the vicinity and under identical zone designation; and where the variance does not constitute a grant of special privilege.

As shown on the plans, there are special circumstances applicable to the redevelopment of this property. Specifically, the existing topography of the lot shows the substantial grade difference from the front of the lot to the rear of the lot. This grade difference

prevents the applicant from developing the lot without obtaining a variance due to the steepness of the lot. Either the grade of the driveway near the rear of the lot needs to be raised above the maximum fill of 30" or the driveway slope will exceed the maximum allowable slope of 15%, either deviation does not meet the zoning ordinance. Development of this lot cannot be achieved unless the applicant obtains a variance from either the 30" fill development standard or the maximum driveway slope standard. As shown on the plans, maintaining the maximum fill of 30" along the driveway, the driveway will have a slope of 19.8% which exceeds the maximum driveway slope of 15%. In order to lessen the 19.8% driveway slope, the applicant requests a variance to raise the grade approximately 21" above the maximum fill of 30" for a total fill of 54" above the existing grade for a short length of the driveway. By allowing the grade to be raised, the slope of the driveway between the rear and front units can be significantly reduced allowing for a safer, compliant driveway.

Staff finds the request reasonable and preferred given the topography of the subject property. Special Note: the adjacent property to the west was granted a variance in 2008 by the Planning Commission to raise the grade by 33" to 44" throughout the lot. Staff recommends approval of the proposed project with the requested variance.

**ENVIRONMENTAL STATUS:**

The proposed project is Categorically Exempt from the preparation of environmental documents pursuant to Section 15303 of the Guidelines to Implementation of the California Environmental Quality Act (CEQA) states that the two proposed Condominiums will not have a significant effect upon the environment.

**FINDINGS:**

1. In accordance with Section 10-2.2500(b) of the Redondo Beach Municipal Code, the applicant's request for Administrative Design Review is consistent with the City's General Plan, the Zoning Ordinance, specific development standards and design criteria set forth therein for the following reasons:
  - a) The proposed use is permitted in the land use district in which the site is located, and the site is adequate in size and shape to accommodate the use and all yards, open spaces, walls, and fences, parking, landscaping and other features subject to the approval of a variance to allow additional fill placement, and the project is consistent with the requirements of Chapter 2, Title 10 of the Redondo Beach Municipal Code, with the existing predominant land and uses in the neighborhood;
  - b) The project is consistent with the Comprehensive General Plan of the City;

- c) The location and design of the project does not significantly impact surrounding properties or harmfully impact the public health, safety and general welfare;
- d) Traffic congestion or impairment of traffic visibility is avoided;
- e) The design is compatible with the overall community and surrounding neighborhood;
- f) The architectural style and design of the project:
  - i) Enhances the neighborhood, contributes beneficially to the overall design quality and visual character of the community, and maintains a stable, desirable character;
  - ii) Makes use of complementary materials and forms that are harmonious with existing improvements and that soften the appearance of volume and bulk, while allowing flexibility for distinguished design solutions;
  - iii) Avoids a box-like appearance through variations in the roof line and building elevations and through distinguishing design features;
  - iv) Continues on all elevations the architectural character established for the street facing elevations to the extent feasible;
  - v) Ensures that the physical proportion of the project and the manner in which the project is designed is appropriate in relation to the size, shape, and topography of the site;
  - vi) Includes windows on the front façade;
  - vii) Provides sufficient area available for use of extensive landscaping to complement the architectural design of the structure, and to minimize the amount of paving to the degree practicable.
- g) Pedestrian safety and welfare are protected;
- h) The condominium project conforms to all of the requirements of the Zoning Ordinance with the granting of the proposed Variance;
- i) The project is consistent with the intent of the Residential Design Guidelines adopted by the City Council;
- j) The design of the project considers the impact and needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor,

privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, physical barriers, and other design concerns subject to the variance to place additional fill to improve access and parking.

2. In accordance with Section 10-2.2510 of the Redondo Beach Municipal Code, the applicant's request for a Variance is consistent with the criteria set forth therein for the following reasons:
  - a) There are special circumstances relative to the subject property in that the property has an irregular lot topography. The topography is such that the strict application of the development standards would effectively prohibit vehicle access to the property at greater than a 15% maximum slope.
  - b) The granting of the variance will not constitute the granting of a special privilege, nor would it be inconsistent with the limitations on other similar properties in that the adjoining property is developed with similar developments.
  - c) The granting of a variance is consistent with the policies and objectives of the General Plan, which encourages development that is compatible with the existing surrounding neighborhood.
3. The Vesting Parcel Map 73918 is consistent with the Comprehensive General Plan of the City.
4. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and are approved.
5. The project is Categorically Exempt from the preparation of environmental documents, pursuant to Section 15303 of the Guidelines of the California Environmental Quality Act (CEQA) regarding new construction or conversion of small structures.
6. The Planning Commission hereby finds that the proposed project will have no impact on fish and game resources pursuant to Section 21089(b) of the Public Resources Code.

**CONDITIONS:**

**Plan Check**

1. That the approval granted herein is for the construction of a two-unit development with an approved variance request to raise the grade in the side setback along the

driveway as noted on submitted plans and applications reviewed and approved by the Planning Commission at its meeting on January 21, 2016.

2. That the approval is for conceptual plans only, and therefore the submission to and approval by the Community Development Department, Engineering Division and Fire Department of fully dimensioned, detailed and accurate site plan, floor plan and elevations shall be required prior to the issuance of building permits.
3. The precise architectural treatment of the building exterior, roof, walks, walls, and driveways shall be subject to Planning Division approval prior to issuance of a building permit.
4. The applicant shall submit a final landscape and sprinkler plan, including a clock-operated sprinkler control, for approval prior to issuance of building permits.
5. The landscaping and sprinklers shall be installed per the approved plan, prior to final inspection.

#### Construction

6. If selected design of the water and/or heating system permits, individual water shut-off valves shall be installed for each unit, subject to Community Development Department approval.
7. Subject to approval of the Fire Department, a horn/strobe fire alarm may be installed on the exterior of the units instead of the typical 8-inch bell-type fire alarm.
8. The sidewalk, curb, and gutter shall be replaced, as necessary, to the satisfaction of the Engineering Department.
9. The applicant shall provide on-site erosion protection for the storm drainage system during construction, to the satisfaction of the Engineering Department.
10. The applicants and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences. Failure to maintain the subject property may result in reconsideration of this approval by the Planning Commission.
11. The Community Development Department shall be authorized to approve minor changes.
12. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit. The decision of the Planning Commission shall be final.

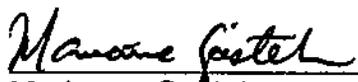
13. The garage doors shall be equipped with remotely operated automatic door openers and maintain a minimum vertical clearance of 7-feet, 4-inches with the door in the open position.
14. No plastic drain pipes shall be utilized in common walls or ceilings.
15. Color and material samples shall be submitted for review and approval of the Planning Division prior to the issuance of Building Permits.
16. That an automatic fire sprinkler system is required and installation shall comply with Redondo Beach Fire Department regulations.
17. Barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.
18. A new 6-foot decorative masonry wall or a 6-foot high mixed construction wall measured from finished grade shall be constructed on all common property lines with adjacent properties, exclusive of the front setback and exterior side setback and required 15 foot line of site area along the rear property line. Mixed construction walls shall consist of a masonry base and masonry pilasters, which shall be composed of a least thirty percent (30%) masonry and seventy percent (70%) wood. Projects may only utilize existing property line walls when the walls are 6-foot masonry or mixed construction, exclusive of the front setback and exterior side setback.
19. The applicant shall finish all new property line walls equally on both sides wherever possible. Projects utilizing existing property line walls shall restore the walls to an "as new condition," on both sides at time of final condominium inspection subject to Planning Division approval.
20. That a minimum of 15% decorative material will be utilized for all driveways.
21. The site shall be fully fenced prior to the start of construction.
22. All on-site litter and debris shall be collected daily.
23. Construction work shall occur only between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, with no work occurring on Sunday and holidays.
24. Material storage on public streets shall not exceed 48-hours per load.

25. The project developer and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighbors are not subjected to excessive noise, disorderly behavior, or abusive language.
26. Streets and sidewalks adjacent to job sites shall be clean and free of debris.

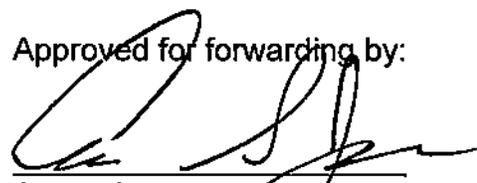
Final Inspection

27. The landscaping and sprinklers shall be installed per the approved plan, prior to final inspection.
28. Fire protection system shall be equipped with an alarm initiating device and an outside horn/strobe located at the front of the front of the building and/or as near as possible to the front. Horn/strobe shall not be obstructed from front of residence view by down spouts, gutters, trim or mullions, etc.
29. The existing driveway approach shall be removed and a new sidewalk, curb, gutter, and asphalt concrete pavement shall be constructed, to the specifications of the Public Works Engineering Services Division and be noted on the plans.
30. Prior to final inspection, the developer shall provide a pedestrian (ADA) access path at the new driveway approach, to the specifications of the Public Works Engineering Services Division and note the path of travel on the construction drawings.
31. The Vesting Tentative Parcel Map shall be recorded within 36-months of the effective date of this approval, unless an extension is granted pursuant to law. If said map is not recorded within said 36-month period, or any extension thereof, the map shall be null, void, and of no force and effect.
32. The developer shall plant a minimum 36-inch box tree within the front-yard of the project, subject to Planning Division approval (not a palm tree).
33. Any future exterior or interior alterations shall require the approval of the Home Owner's Association and the Community Development Department.

Prepared by:

  
Marianne Gastelum  
Assistant Planner

Approved for forwarding by:

  
Aaron Jones  
Community Development Director



## CITY OF REDONDO BEACH

### EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

**DATE:** January 21, 2016

**PROJECT ADDRESS:** 1912 Marshallfield Lane

**PROPOSED PROJECT:** Construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone.

In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to:

Section 15303 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), which states, in part, that the construction and location of limited numbers of new, small structures does not have a significant effect upon the environment. In urbanized areas, the exemption applies to single apartments, duplexes, and similar structures designed for not more than six (6) dwelling units if not constructed in conjunction with the building or conversion of three (3) or more such structures. This finding is supported by the fact that the proposed project is a 2-unit residential condominium development.

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Marianne Gastelum  
Assistant Planner

**RESOLUTION NO. 2016-01-PCR-001**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND GRANTING THE REQUEST FOR A VARIANCE, ADMINISTRATIVE DESIGN REVIEW, AND VESTING TENTATIVE TRACT MAP NO. 73918 TO ALLOW THE CONSTRUCTION OF A 2-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT ON PROPERTY LOCATED WITHIN A LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-2) ZONE AT 1912 MARSHALLFIELD LANE (CASE NO. 2016-01-PC-001)**

WHEREAS, an application was filed on behalf of the owner of the property located at 1912 Marshallfield Lane for approval of an Exemption Declaration and consideration of a Variance, Administrative Design Review, and Vesting Tentative Tract Map No. 73918 to allow the construction of a 2-unit residential condominium development on property located within a Low-Density Multiple-Family Residential (R-2) zone; and

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and applications would be considered was given pursuant to State law and local ordinances by publication in the Easy Reader, by posting the subject property, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property; and

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Division, and other interested parties at the public hearing held on the 21<sup>st</sup> day of January, 2016, with respect thereto.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND:

1. In accordance with Section 10-2.2500(b) of the Redondo Beach Municipal Code, the applicant's request for Administrative Design Review is consistent with the City's General Plan, the Zoning Ordinance, specific development standards and design criteria set forth therein for the following reasons:
  - a) The proposed use is permitted in the land use district in which the site is located, and the site is adequate in size and shape to accommodate the use and all yards, open spaces, walls, and fences, parking, landscaping and other features subject to the approval of a variance to allow additional fill placement, and the project is consistent with the requirements of Chapter 2, Title 10 of the Redondo Beach Municipal Code, with the existing predominant land and uses in the neighborhood;

- b) The project is consistent with the Comprehensive General Plan of the City;
- c) The location and design of the project does not significantly impact surrounding properties or harmfully impact the public health, safety and general welfare;
- d) Traffic congestion or impairment of traffic visibility is avoided;
- e) The design is compatible with the overall community and surrounding neighborhood;
- f) The architectural style and design of the project:
  - i) Enhances the neighborhood, contributes beneficially to the overall design quality and visual character of the community, and maintains a stable, desirable character;
  - ii) Makes use of complementary materials and forms that are harmonious with existing improvements and that soften the appearance of volume and bulk, while allowing flexibility for distinguished design solutions;
  - iii) Avoids a box-like appearance through variations in the roof line and building elevations and through distinguishing design features;
  - iv) Continues on all elevations the architectural character established for the street facing elevations to the extent feasible;
  - v) Ensures that the physical proportion of the project and the manner in which the project is designed is appropriate in relation to the size, shape, and topography of the site;
  - vi) Includes windows on the front façade;
  - vii) Provides sufficient area available for use of extensive landscaping to complement the architectural design of the structure, and to minimize the amount of paving to the degree practicable.
- g) Pedestrian safety and welfare are protected;
- h) The condominium project conforms to all of the requirements of the Zoning Ordinance with the granting of the proposed Variance;

- i) The project is consistent with the intent of the Residential Design Guidelines adopted by the City Council;
  - j) The design of the project considers the impact and needs of the user in respect to circulation, parking, traffic, utilities, public services, noise and odor, privacy, private and common open spaces, trash collection, security and crime deterrence, energy consumption, physical barriers, and other design concerns subject to the variance to place additional fill to improve access and parking.
2. In accordance with Section 10-2.2510 of the Redondo Beach Municipal Code, the applicant's request for a Variance is consistent with the criteria set forth therein for the following reasons:
  - a) There are special circumstances relative to the subject property in that the property has an irregular lot topography. The topography is such that the strict application of the development standards would effectively prohibit vehicle access to the property at greater than a 15% maximum slope.
  - b) The granting of the variance will not constitute the granting of a special privilege, nor would it be inconsistent with the limitations on other similar properties in that the adjoining property is developed with similar developments.
  - c) The granting of a variance is consistent with the policies and objectives of the General Plan, which encourages development that is compatible with the existing surrounding neighborhood.
3. The Vesting Parcel Map 73918 is consistent with the Comprehensive General Plan of the City.
4. The plans, specifications and drawings submitted with the applications have been reviewed by the Planning Commission, and are approved.
5. The project is Categorically Exempt from the preparation of environmental documents, pursuant to Section 15303 of the Guidelines of the California Environmental Quality Act (CEQA) regarding new construction or conversion of small structures.
6. The Planning Commission hereby finds that the proposed project will have no impact on fish and game resources pursuant to Section 21089(b) of the Public Resources Code.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That based on the above findings, the Planning Commission does hereby approve the Exemption Declaration and grant the Variance, Administrative Design Review, and Vesting Tentative Parcel Map No. 73918 pursuant to the plans and applications considered by the Planning Commission at its meeting of the 21<sup>st</sup> day of January, 2016.

Section 2. This permit shall be void in the event that the applicant does not comply with the following conditions:

Plan Check

1. That the approval granted herein is for the construction of a two-unit development with an approved variance request to raise the grade in the side setback along the driveway as noted on submitted plans and applications reviewed and approved by the Planning Commission at its meeting on January 21, 2016.
2. That the approval is for conceptual plans only, and therefore the submission to and approval by the Community Development Department, Engineering Division and Fire Department of fully dimensioned, detailed and accurate site plan, floor plan and elevations shall be required prior to the issuance of building permits.
3. The precise architectural treatment of the building exterior, roof, walks, walls, and driveways shall be subject to Planning Division approval prior to issuance of a building permit.
4. The applicant shall submit a final landscape and sprinkler plan, including a clock-operated sprinkler control, for approval prior to issuance of building permits.
5. The landscaping and sprinklers shall be installed per the approved plan, prior to final inspection.

Construction

6. If selected design of the water and/or heating system permits, individual water shut-off valves shall be installed for each unit, subject to Community Development Department approval.

7. Subject to approval of the Fire Department, a horn/strobe fire alarm may be installed on the exterior of the units instead of the typical 8-inch bell-type fire alarm.
8. The sidewalk, curb, and gutter shall be replaced, as necessary, to the satisfaction of the Engineering Department.
9. The applicant shall provide on-site erosion protection for the storm drainage system during construction, to the satisfaction of the Engineering Department.
10. The applicants and/or their successors shall maintain the subject property in a clean, safe, and attractive state until construction commences. Failure to maintain the subject property may result in reconsideration of this approval by the Planning Commission.
11. The Community Development Department shall be authorized to approve minor changes.
12. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit. The decision of the Planning Commission shall be final.
13. The garage doors shall be equipped with remotely operated automatic door openers and maintain a minimum vertical clearance of 7-feet, 4-inches with the door in the open position.
14. No plastic drain pipes shall be utilized in common walls or ceilings.
15. Color and material samples shall be submitted for review and approval of the Planning Division prior to the issuance of Building Permits.
16. That an automatic fire sprinkler system is required and installation shall comply with Redondo Beach Fire Department regulations.
17. Barriers shall be erected to protect the public where streets and/or sidewalks are damaged or removed.
18. A new 6-foot decorative masonry wall or a 6-foot high mixed construction wall measured from finished grade shall be constructed on all common property lines with adjacent properties, exclusive of the front setback and exterior side setback and required 15 foot line of site area along the rear property line. Mixed construction walls shall consist of a masonry base and masonry pilasters, which shall be composed of a least thirty percent (30%) masonry and seventy percent (70%) wood. Projects may only utilize existing property line walls when the walls are 6-foot

masonry or mixed construction, exclusive of the front setback and exterior side setback.

19. The applicant shall finish all new property line walls equally on both sides wherever possible. Projects utilizing existing property line walls shall restore the walls to an "as new condition," on both sides at time of final condominium inspection subject to Planning Division approval.
20. That a minimum of 15% decorative material will be utilized for all driveways.
21. The site shall be fully fenced prior to the start of construction.
22. All on-site litter and debris shall be collected daily.
23. Construction work shall occur only between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday, between 9:00 a.m. and 5:00 p.m. on Saturday, with no work occurring on Sunday and holidays.
24. Material storage on public streets shall not exceed 48-hours per load.
25. The project developer and/or general contractor shall be responsible for counseling and supervising all subcontractors and workers to ensure that neighbors are not subjected to excessive noise, disorderly behavior, or abusive language.
26. Streets and sidewalks adjacent to job sites shall be clean and free of debris.

#### Final Inspection

27. The landscaping and sprinklers shall be installed per the approved plan, prior to final inspection.
28. Fire protection system shall be equipped with an alarm initiating device and an outside horn/strobe located at the front of the front of the building and/or as near as possible to the front. Horn/strobe shall not be obstructed from front of residence view by down spouts, gutters, trim or mullions, etc.
29. The existing driveway approach shall be removed and a new sidewalk, curb, gutter, and asphalt concrete pavement shall be constructed, to the specifications of the Public Works Engineering Services Division and be noted on the plans.
30. Prior to final inspection, the developer shall provide a pedestrian (ADA) access path at the new driveway approach, to the specifications of the Public Works Engineering Services Division and note the path of travel on the construction drawings.

31. The Vesting Tentative Parcel Map shall be recorded within 36-months of the effective date of this approval, unless an extension is granted pursuant to law. If said map is not recorded within said 36-month period, or any extension thereof, the map shall be null, void, and of no force and effect.
32. The developer shall plant a minimum 36-inch box tree within the front-yard of the project, subject to Planning Division approval (not a palm tree).
33. Any future exterior or interior alterations shall require the approval of the Home Owner's Association and the Community Development Department.

Section 3. That the approved Variance and Administrative Use Permit shall become null and void if not vested within 36 months after the Planning Commission's approval.

Section 4. That, prior to seeking judicial review of this resolution, the applicant is required to appeal to the City Council. The applicant has ten days from the date of adoption of this resolution in which to file the appeal.

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED, AND ADOPTED this 21st day of January, 2016.

\_\_\_\_\_  
Doug Rodriguez, Chair  
Planning Commission  
City of Redondo Beach

ATTEST:

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

I, Aaron Jones, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2016-01-PCR-001 was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 21st day of January, 2016, by the following vote:

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
Aaron Jones  
Community Development Director

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney's Office

**CITY OF REDONDO BEACH  
PLANNING DIVISION**



**APPLICATION FOR ADMINISTRATIVE DESIGN REVIEW TO ESTABLISH  
CONDOMINIUM USAGE (2-3 UNITS)**

*Application is hereby made to the Planning Division of the City of Redondo Beach, for Administrative Design Review to establish condominium usage, pursuant to Section 10-2.2500, in Chapter 2, Title 10 of the Redondo Beach Municipal Code.*

**PART I. GENERAL INFORMATION:**

<b>A. APPLICANT INFORMATION:</b>	
STREET ADDRESS OF PROPERTY: 1912 Marshallfield Lane	
EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 6                      BLOCK: 86                      TRACT: Redondo Villa Tract	ZONING: R-2
RECORDED OWNER'S NAME: GEORGE D. & KELLI REDMOND  MAILING ADDRESS: 2709 Robinson Street Redondo Beach, CA 90278 TELEPHONE:	AUTHORIZED AGENT'S NAME: Srour & Associates, LLC Attn: Elizabeth Srour MAILING ADDRESS: 1001 6 <sup>th</sup> Street, Suite 110 Manhattan Beach, CA 90266 TELEPHONE: 310/372-8433
PROJECT DEVELOPER: Nora Ey Nadlan, LLC Attn: Eli Yeshaya MAILING ADDRESS: 2041 Pacific Coast Highway Lomita, CA 90717 TELEPHONE: 310-326-2366	PROJECT ARCHITECT/FIRM/PRINCIPAL: Manuel George  MAILING ADDRESS: 205 Avenue I, Suite 7 Redondo Beach, CA 90277 TELEPHONE: 310/753-4180  LICENSE NO.

**B. PROJECT PLANS**

For new construction, 2 enlarged sets of conceptual plans, and 8 reduced copies of each sheet shall be submitted as part of this application (see Instructions for Graphic Portions of the Application). These plans shall consist of: I. **Site Plan** (including property lines and adjacent uses); II. **Floor Plans** (fully dimensioned); III. **Building Elevations** (showing natural and finished grades); IV. **Transverse and Longitudinal Sections** (showing natural grades); and V. **Roof Plan**.

CID 63942

2015 3047

# 1912 MARSHALLFIELD

## C. PROJECT DESCRIPTION: Give the following data for the project:

- Area of project site: 7500<sup>±</sup> square feet: .171 acres.
- Land coverage of buildings: 3604 square feet: 48 %.
- Landscaped area: 1642 square feet: 21.8 %.
- Number of units: 2 Minimum size of units: 3366<sup>±</sup> Lot area per unit: 3750<sup>±</sup>
- Number of parking spaces assigned to units: 4 Assigned to guest: 1 Total: 5
- Number of stories: TWO Maximum height: 29'-11"
- Compute the outdoor living space serving each unit (i.e., patios, decks, balconies, etc.) using the table below:

UNIT NUMBER	TYPE OF SPACE AND DIMENSIONS (deck, balcony, patio, yard, etc.)	ACTUAL AREA	CREDITING PERCENTAGE	RESULTING CREDITABLE AREA
UNIT #1	BALCONY @ LIV. ROOM	111 <sup>±</sup>	0	0
	BALCONY @ BEDROOM	45 <sup>±</sup>	0	0
	BALCONY #1 @ MASTER	55 <sup>±</sup>	0	0
	BALCONY #2 @ MASTER	92 <sup>±</sup>	0	0
	REAR YARD	742 <sup>±</sup>	700%	1484 <sup>±</sup>
UNIT #2	BALCONY @ LIV. ROOM	111 <sup>±</sup>	0	0
	BALCONY #1 @ MASTER	55 <sup>±</sup>	0	0
	BALCONY #2 @ MASTER	92 <sup>±</sup>	0	0
	REAR YARD	752 <sup>±</sup>	200%	1,500 <sup>±</sup>

- Does each unit have at least one private patio, balcony, deck (excluding roof decks), or yard with a minimum area of 300 square feet including bonuses, and a minimum dimension of 10 feet?  Yes  No
- Does each unit have at least 400 cubic feet of enclosed, weatherproofed and lockable storage space, and at least 200 cubic feet of such storage area in a single location?  Yes  No

## D. WALL AND FLOOR/CEILING ASSEMBLIES:

Show typical detailed sections of the types of wall and floor/ceiling construction that would be used in both common and interior partition walls within the project, including either published data from a recognized and approved testing laboratory, a statement from a licensed acoustical engineer or the City Building Official as to the S.T.C. (Sound Transmission Class) and I.I.C. (Impact Insulation Class) of the proposed type of construction.

1. Do all wall assemblies separating units from each other or from public or quasi-public spaces, such as interior corridors, laundry rooms, recreation rooms and garages provide a minimum rating of 55 S.T.C.?	YES	NO
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	2. Do all floor/ceiling assemblies separating units from each other or from public or quasi-public spaces, such as interior corridors, laundry rooms, recreation rooms and garages provide a minimum rating of 50 S.T.C.?	xx	
	3. Will wood floor joists and subflooring be non-continuous between separate condominium units?	xx	
	4. Will penetrations or openings in the construction for piping, electrical outlets and devices, recess cabinets, bathtubs, soffits, heating, and ventilating and/or air conditioning intake and exhaust ducts, and the like, be sealed, lined, insulated or otherwise treated to maintain the required rating?	xx	
	5. Will entrance doors to units be of solid construction and have perimeter seals which will in combination provide a minimum rating of 33 S.T.C.?	xx	
	6. Do all separating floor/ceiling assemblies identified in (2) above provide a minimum rating of 65 I.I.C.? (Floor coverings may be included in the assembly to obtain the required ratings, but must be retained as a permanent part of the assembly and may only be replaced by another floor covering that provides the same or greater impact insulation.)	n/a	
<b>E</b>	<b>TREATMENT OF UTILITIES</b>		
		<b>YES</b>	<b>NO</b>
	1. Will the proposed project have individual shut-off valves for all plumbing fixtures? If not, will each unit have a plumbing shut-off valve	xx	xx
	2. Will the proposed project have built-in drip pans and appropriate drains for clothes washers, dishwashers, hot water heaters, and other appliances which have been found to be potential sources of water leakage?	xx	
	3. Will all utilities with the exception of water be separately metered in such a way that the unit owner can be separately billed for his use?	xx	
	4. Will all units have individual circuit breaker panels accessible from within the unit?	xx	
	5. Are all domestic water lines (except sprinkler and fire protection systems) of copper tubing or equivalent material approved by the Building Official?	xx	
<b>F</b>	<b>ISOLATION OF VIBRATION AND SOURCES OF STRUCTURE BORNE NOISE IN PROJECTS WHERE UNITS HAVE COMMON WALLS AND/OR COMMON FLOORS/CEILINGS</b>		
		<b>YES</b>	<b>NO</b>
	1. Will all permanent mechanical equipment such as motors, compressors, pumps and compactors be shock mounted with inertia blocks or bases and / or vibration isolators?	xx	
	2. Will all domestic appliances which are cabinet installed or built into the individual units (clothes washers and dryers, etc.) be isolated from cabinets and the floor and ceiling by resilient gaskets and vibration mounts?	xx	
	3. Will the cabinets in which the above-mentioned appliances are installed be offset from the back wall with strip gasketing?	xx	
	4. Will all non-permanent appliances such as clothes washers and dryers be mounted on permanent rubber bases and surface plates?	xx	
	5. Will any plumbing fixture be located on a common wall between two separate units where it would back up to a living room, family room, dining room, den, or bedroom of an adjoining unit?	xx	

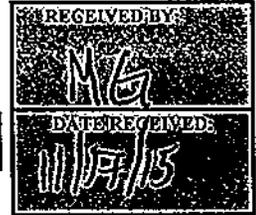
	6. Will there be at least eight and one-half (8-1/2) feet of pipe between the closest plumbing fixtures in contiguous units?	xx	
	7. Will all water supply lines within the project be isolated from wood and metal framing with specifically manufactured pipe insulators?	xx	
	8. Will all vertical drainage pipe be surrounded by three-quarter inch (3/4") thick dense insulation board or full thick fiberglass or wool blanket insulation for its entire length including the sections that pass through wood or metal framing?	xx	
<b>G</b>	<b>ADDITIONAL INFORMATION</b>		
	1. Does this application include one copy of the CC & R's for the proposed condominium and a cross-reference sheet indicating where the various requirements of Section 10-2.1608(D)(4) are discussed in the CC & R's?	YES xx	NO
	2. What is the amount of the regular annual assessment? _____ <i>Please note that language specifying the amount of the regular annual assessment must be incorporated in the CC &amp; R's submitted with this application.</i>		

<b>H</b>	<b>EXPLANATIONS OF ANSWERS IN ABOVE SECTIONS</b>		
	List below (or on additional pages if necessary) any comments which may explain the answers given in the above sections (include letters and numbers of sections referred to).		

**IMPORTANT NOTICE**  
**RE: FIRE HYDRANTS AND WATER MAINS**

Contact California Water Service, at (310)-540-1033 regarding possible required water main extensions and/or upgrading of fire hydrants in conjunction with the construction of all multiple-family residential projects.

**CITY OF REDONDO BEACH  
PLANNING DIVISION**



**APPLICATION FOR CONDOMINIUM SUBDIVISION**

*Application is hereby made to the Planning Commission of the City of Redondo Beach, pursuant to the provisions of, Title 10 of the Redondo Beach Municipal Code, for a public hearing for a Condominium Subdivision on the property described below.*

**PART I - GENERAL INFORMATION**

<b>A. APPLICANT INFORMATION</b>	
STREET ADDRESS OF PROPERTY: 1912 Marshallfield Lane	
EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 6                  BLOCK: 86                  TRACT: Redondo Villa Tract	ZONING: R-2
<b>RECORDED OWNER'S NAME:</b> Nora Ey Nadlan, LLC Attn: Eli Yeshaya <b>MAILING ADDRESS:</b> 2041 Pacific Coast Hwy. Lomita, CA 90717 <b>TELEPHONE:</b> 310/326-2366	<b>AUTHORIZED AGENT'S NAME:</b> Srour & Associates, LLC Attn: Elizabeth Srour <b>MAILING ADDRESS:</b> 1001 6 <sup>th</sup> Street, Suite 110 Manhattan Beach, CA 90266 <b>TELEPHONE:</b> 310/372-8433

<b>B. CONFORMANCE TO SUBDIVISION CRITERIA: Give full and complete answers:</b>
<p>1. Indicate the present use of the property and buildings thereon (if any) and the expected future use of the parcels which would be created by the Condominium Subdivision.</p> <p>New construction will provide two detached, residential units, each having a private attached two car garage. There is one shared guest parking space at the end of the driveway adjacent to the rear unit. The existing curb cut on the west property line will be closed and a new curb cut and driveway will be provided along the east property line. The new driveway will provide access to both units and new guest parking space located adjacent to the rear unit. Because of the front to rear downwards slope condition in excess of 16', it is necessary to apply for a variance for a portion of driveway retaining system for property line wall to exceed the 30" maximum fill height. (see attached Variance application)</p> <p>Existing development including the one story single family residence will be demolished. All construction will meet applicable zoning and building code requirements (except for referenced property line wall) and the homes will provide new opportunities for home ownership in the community.</p>

2015 3047

**B**

**CONFORMANCE TO SUBDIVISION CRITERIA: Give full and complete answers.**

**2. Indicate how the proposed parcel(s) will front on or have adequate access to a public street (not alley) of adequate width to carry the quantity and kind of traffic generated by the uses allowed in the zone in which they are located.**

**The project site is located on a fully improved public street and will provide adequate visibility, driveway access and turn-around to allow vehicles to safely enter and exit driveway and parking areas. Although proposed development will relocate driveway access from the west to east property line, there will be no noticeable change to traffic patterns or pedestrian access on Marshallfield Lane.**

**3. Indicate how the proposed Condominium Subdivision will not be detrimental to the surrounding lot pattern and will not create lots smaller than the prevailing lot size in the area where they would be located.**

**The project site is 7500sf in size, which is common lot configuration for the area and of sufficient area to accommodate proposed development in compliance with current zoning provisions. There will be no change to the existing lot configuration or lot area and proposed development is similar to development throughout the surrounding neighborhood.**

**4. Indicate how the proposed Condominium Subdivision would be in conformance with the intent and purpose of the General Plan for the City of Redondo Beach.**

**The zoning is R-3 and allows the two proposed residential units for this site. The proposal conforms to all development standards for condominium use as well as zoning requirements and is totally in keeping with the surrounding neighborhood and potential future development throughout the area.**

**CITY OF REDONDO BEACH  
PLANNING DIVISION**



**APPLICATION FOR VARIANCE**

*Application is hereby made to the Planning Commission/Harbor Commission of the City of Redondo Beach, for Variance, pursuant to Section 10-2.2510 of Chapter 2, Title 10 of the Redondo Beach Municipal Code.*

**PART I - GENERAL INFORMATION**

<b>A</b>		
<b>APPLICANT INFORMATION</b>		
STREET ADDRESS OF PROPERTY: 1912 MARSHALLFIELD LANE		
EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 6            BLOCK: 86            TRACT: REDONDO VILLA TRACT		ZONING: R-2
RECORDED OWNER'S NAME: GEORGE D. & KELLI REDMOND  MAILING ADDRESS: 2709 Robinson Street Redondo Beach, CA 90278  TELEPHONE:	APPLICANT'S NAME: Nora Ey Nadlan, LLC Attn: Eli Yeshaya MAILING ADDRESS: 2041 Pacific Coast Highway Lomita, CA 90717 TELEPHONE: 310-326-2366	AUTHORIZED AGENT'S NAME: Srour & Associates, LLC Attn: Elizabeth Srour MAILING ADDRESS: 1001 6 <sup>th</sup> Street, Suite 110 Manhattan Beach, CA 90266 TELEPHONE: 310/372-8433

<b>B</b>	<b>REQUEST</b>
	<p><b>Describe the proposed project and indicate the development standards from which a Variance is requested:</b></p> <p>The applicant is proposing to construct two detached condominium units on a 50 X 150 lot with an extreme sloping condition at the rear third of the lot. In order to provide for a usable driveway slope in compliance with the Code, adequate drainage and to achieve full development of the lot, the project plans propose an elevation of the finished grade in a portion of the east side yard resulting in maximum fill height in excess of the 30" maximum allowed by Code.</p> <p>The area of non-conformance extends for 31' in the rear 50' and ranges from 0" to 21" at its maximum. This area is adjacent to the guest parking space along the easterly side yard.</p>

**C SHOWINGS:** Explain how the project is consistent with the criteria in Section 10-2-2510(B) of the Zoning Ordinance.

**1. Indicate the special circumstances applicable to your property, including size, shape, topography, location, or surroundings.**

The special circumstances pertain to the natural topography of the lot which has a downward slope, front to rear, in excess of 16' in the rear 30' of the lot. Without the variance the project could not provide for proper drainage and access to the rear portion of the lot because of the severe slope. The configuration would not have any impact on property to the west, and property to the east has the same or more extreme slope condition.

Strict application of the code would require this applicant to adhere to a standard that was not applied to other developed properties in the area including the adjacent lot at 1910 Marshallfield which has the same situation.

**2. Indicate how the strict application of the zoning provisions, in light of the above circumstances, deprives your property of privileges enjoyed by other property in the vicinity and in the same zone.**

The topography creates a problem with design which can be corrected by altering the grade to allow for a more gradual slope from front to rear. Other properties in the area (including 1910 Marshallfield) have been fully developed by raising the grade to accommodate the severe slope, and granting this variance would allow this project to conform to the grades already established in the neighborhood.

**3. Indicate how the adjustment authorized by the Variance, if granted, does not constitute a grant of special privileges that is inconsistent with the limitations upon other properties the vicinity and in the same zone.**

Most lots in the city do not have this unique circumstance and would not require this type of variance. A variance is necessary strictly due to unusual topography. The proposed exception is minor in nature and does not compromise in any way the safety and security of the residents or of the neighborhood. The driveway provides all the necessary visibility and access for safe ingress and egress. As proposed, the project is in full compliance with all development standards for this zone. Therefore, granting of this variance application would not confer a special privilege inconsistent with limitations upon other properties in the vicinity and in this zone.

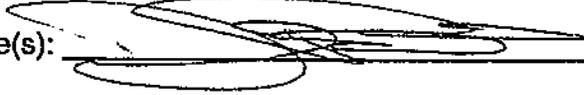


**OWNER'S AFFIDAVIT**

**Project address:** 1912 Marshallfield Lane, Redondo Beach, CA 90278

**Project description:** demolition of existing single family residence and construction of two new condominium units

I (We) George D. & Kelli R. Redmond, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s): 

Address: 2709 ROBINSON STREET  
REDONDO BEACH, CA. 90278

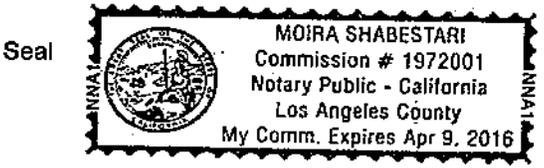
Phone No. (Res.) 310-722-9248  
(Bus.) 310-376-9066

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Subscribed and sworn to (or affirmed) before me this 18 day of NOVEMBER, 2016 by George David Redmond, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

  
FILING CLERK OR NOTARY PUBLIC

State of California )  
County of Los Angeles ) ss



Architectural Drawings on file in the Planning Division office



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# Administrative Report

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**Planning Commission Hearing Date:**

**January 21, 2016**

**AGENDA ITEM:** 9 (PUBLIC HEARING)

**PROJECT LOCATION:** 1743, 1745, & 1747 SPRECKELS LANE

**APPLICATION TYPE:** VESTING TENTATIVE PARCEL MAP NO. 73847  
FOR A MINOR SUBDIVISION AND AN EXEMPTION  
DECLARATION

**CASE NUMBER:** 2016-01-PC-002

**APPLICANT'S NAME:** BARCELONA INVESTMENT, INC.

**APPLICANT'S REQUEST AS ADVERTISED:**

Consideration of an Exemption Declaration and Vesting Tentative Parcel Map No. 73847 to realign the property lines between three (3) adjacent parcels to reconfigure each parcel to the lot size more consistent with the original area subdivision of 25'x100' for the construction of new single family residences on each lot within a Single Family Residential (R-1A) zone.

**DEPARTMENT'S RECOMMENDATION:**

The Planning Division recommends that the Planning Commission make the findings as set forth in the staff report and attached resolution, approve Vesting Tentative Parcel Map No. 73847 for the Minor Subdivision and adopt the Exemption Declaration subject to the plans and applications submitted.

**BACKGROUND/EXISTING CONDITIONS:**

The project includes three legal lots and a portion of a fourth that are currently functioning as two building sites. The existing sites are 1743 and 1747 Spreckels Lane, each with a one-story single family residence built by the same owner in 1953. The property at 1747 is on the corner of Spreckels and Harkness Lane.

The main three underlying legal lots are 25 feet wide and 100 feet deep, which is the typical lot configuration for an R-1A zone and is representative of this particular neighborhood. Prior to the Subdivision Map Act, it was common practice to deed a portion of property to an abutting property. Sometime before the construction of the two homes, Lots 46, 47, 48, and a 5-foot portion Lot 45 were deeded in such a way as to

create two building sites. Lot 46 is tied to portions of Lot 45 and 47 resulting in a 40-foot wide lot. Likewise, Lot 48 is tied to a portion of Lot 47 resulting in another 40-foot wide lot. The depth of each lot remains unchanged at 100 feet deep.

**DETAILED DESCRIPTION OF REQUEST:**

The application requests that the two building sites go back to being three separate lots. However, in lieu of reverting back to the underlying 25-foot wide configurations, the applicant would like to create lot lines approximately 26.6 feet wide. In short, the 5-foot portion of Lot 45 would be divided amongst the three original parcels affording additional width and area to each lot.

The applicant has provided three site plans reflecting the intent to build one new home on each parcel.

**EVALUATION OF REQUEST:**

Pursuant to Sections 10-1.1006 and 10-1.1010(b) of the Redondo Beach Municipal Code, minor subdivisions involving more than two (2) adjacent lots require Planning Commission approval through a Parcel Map. The purpose of the review is to: 1) Assure compliance with the Zoning Ordinance and General Plan; 2) Maintain lots of sufficient size that can be properly developed in accordance with the standards of the Zoning Ordinance; 3) Assure lots of a size commensurate and compatible with the size of existing lots in the immediate vicinity; and 4) Preserve property values.

Pursuant to Section 10-2.402, a "lot" is defined as "[r]eal property with a separate and distinct number or other designation shown on a plat recorded in the office of the County Recorder as a part of an approved subdivision; or [r]eal property delineated on a record of survey, lot split, or subparceling map approved by the City."

The minimum lot size in the R-1A zone is 2,500 square feet per Section 10-2.1528. This section also defines the minimum width as 25 feet at the street line and the depth as 100 feet.

The resulting lots comply with the definition of a legal "lot" pursuant to the Zoning Ordinance and will actually be slightly larger in size and width than the minimums outlined for this zone. Parcel areas in this neighborhood range from 2,500 square feet to 5,100 square feet. Based upon Assessor's data, the average size is approximately 3,102 square feet. The proposed lots will be approximately 2,660 square feet which will be less than the average, but somewhat larger than the standard lots. Of the 48 lots in this block, 26 lots are in their original 25-foot configurations. Thus, 55% of the lots in this City block are at the minimum width. The current request would bring the existing 40-foot wide buildings sites much closer to the 25-foot standard width in the neighborhood.

The depth of the lots remain unchanged at 100 feet. This is consistent with the all of the lots within this neighborhood.

Based upon the evidence provided, the proposed lots appear to comply with the Zoning Ordinance in relationship to width, depth, and size. The lots will certainly be sufficient for development within this zone and, given the range of sizes, will be compatible with the neighborhood. The additional width will also help preserve and even increase property values as these lots will be somewhat more desirable to future homeowners.

**ENVIRONMENTAL STATUS:**

The proposed Vesting Tentative Parcel Map for a minor subdivision is Categorically Exempt from further environmental analysis, pursuant to Section 15315 of the Guidelines to the California Environmental Quality Act (CEQA).

**FINDINGS:**

1. Vesting Tentative Parcel Map No. 73847 for a minor subdivision conforms to the City of Redondo Beach Zoning Ordinance and is consistent with the Comprehensive General Plan.
2. The proposed parcels meet the minimum size, width, and depth as outlined in Section 10-2.1528.
3. The minor subdivision will result in lots of sufficient size that can be properly developed in accordance with the standards of the Zoning Ordinance.
4. The minor subdivision will result in lots of a size commensurate and compatible with the size of existing lots in the immediate vicinity.
5. The minor subdivision will preserve property values.
6. The parcels would not be detrimental to the surrounding subdivision pattern, orientation, or configuration and/or be smaller than the prevailing parcel size in the surrounding area.
7. The minor subdivision does not directly or indirectly result in the creation of a parcel that would be inappropriate in size and/or configuration to the development standards contained in the Zoning Ordinance.
8. The project is Categorically Exempt from the preparation of environmental documents, pursuant to Section 15315 of the Guidelines of the California Environmental Quality Act (CEQA).

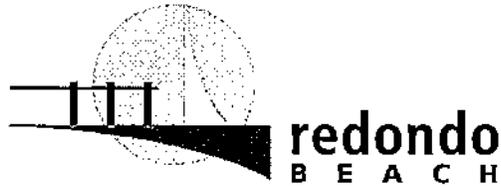
9. The Planning Commission hereby finds that the proposed project will have no effect on fish and game resources pursuant to Section 21089(b) of the Public Resources Code.

Prepared by:

  
\_\_\_\_\_  
Stacey Kinsella  
Associate Planner

Approved by:

  
\_\_\_\_\_  
Aaron Jones  
Community Development Director



## CITY OF REDONDO BEACH

### EXEMPTION DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

**DATE:** January 21, 2016

**PROJECT ADDRESS:** 1743, 1745, & 1747 Spreckels Lane

**PROPOSED PROJECT:** Consideration of an Exemption Declaration and Vesting Tentative Parcel Map No. 73847 to realign the property lines between three (3) adjacent parcels to reconfigure each parcel to a lot size more consistent with the original area subdivision of 25'x100' for the construction of new single family residences on each lot within a Single Family Residential (R-1A) zone

In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to:

Section 15315 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), which states, in part, that the division of property in urbanized areas zoned for residential, commercial or industrial use into four or fewer parcels when division is in conformance with the General Plan and zoning; no variances or exceptions are required; all services and access are provided; does not have an impact on the environment. This finding is supported by the fact that the proposed parcels will not result in new parcels, and comply with the General Plan and zoning ordinance.

A handwritten signature in black ink, appearing to read "Stacey Kinsella", is written over a horizontal line.

Stacey Kinsella  
Associate Planner

**RESOLUTION NO. 2016-01-PCR-002**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH APPROVING AN EXEMPTION DECLARATION AND VESTING TENTATIVE PARCEL MAP NO. 73847 FOR A MINOR SUBDIVISION TO ESTABLISH NEW PROPERTY LINES BETWEEN FOUR LEGAL LOTS LOCATED WITHIN A SINGLE FAMILY RESIDENTIAL (R-1A) ZONE AT 1743, 1745, AND 1747 SPRECKELS LANE**

WHEREAS, an application was filed on behalf of the owners of property located at 1743 and 1747 Spreckels Lane for approval of an Exemption Declaration and consideration of a Vesting Tentative Parcel Map No. 73847 for a Minor Subdivision on properties located within a Single Family Residential (R-1A) zone; and

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and application would be considered was given pursuant to State law and local ordinances by publication in the Easy Reader, by posting the subject property, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property; and

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Division, and other interested parties at the public hearing held on the 21<sup>st</sup> day of January, 2016, with respect thereto.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND:

1. Vesting Tentative Parcel Map No. 73847 for a minor subdivision conforms to the City of Redondo Beach Zoning Ordinance and is consistent with the Comprehensive General Plan.
2. The proposed parcels meet the minimum size, width, and depth as outlined in Section 10-2.1528.
3. The minor subdivision will result in lots of sufficient size that can be properly developed in accordance with the standards of the Zoning Ordinance.
4. The minor subdivision will result in lots of a size commensurate and compatible with the size of existing lots in the immediate vicinity.
5. The minor subdivision will preserve property values.

6. The parcels would not be detrimental to the surrounding subdivision pattern, orientation, or configuration and/or be smaller than the prevailing parcel size in the surrounding area.
7. The minor subdivision does not directly or indirectly result in the creation of a parcel that would be inappropriate in size and/or configuration to the development standards contained in the Zoning Ordinance.
8. The project is Categorically Exempt from the preparation of environmental documents, pursuant to Section 15315 of the Guidelines of the California Environmental Quality Act (CEQA).
9. The Planning Commission hereby finds that the proposed project will have no effect on fish and game resources pursuant to Section 21089(b) of the Public Resources Code.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That based on the above findings, the Planning Commission does hereby approve the Exemption Declaration and Vesting Tentative Parcel Map No. 73847 for a Minor Subdivision pursuant to the plans and application considered by the Planning Commission at its meeting of the 21<sup>st</sup> day of January, 2016.

Section 2. That the approved Parcel Map shall become null and void if not vested within 36 months after the Planning Commission's approval.

Section 3. That, prior to seeking judicial review of this resolution, the applicant is required to appeal to the City Council. The applicant has ten days from the date of adoption of this resolution in which to file the appeal.

FINALLY RESOLVED, that the Planning Commission forward a copy of this resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED AND ADOPTED this 21<sup>st</sup> day of January, 2016.

\_\_\_\_\_  
Planning Commission Chair  
City of Redondo Beach

ATTEST:

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

I, Aaron Jones, Community Development Director of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2016-01-PCR-002 was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 21<sup>st</sup> day of January, 2016, by the following roll call vote:

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
Aaron Jones  
Community Development Director

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney's Office

**CITY OF REDONDO BEACH  
PLANNING DIVISION**



**APPLICATION FOR MINOR SUBDIVISION**

*Application is hereby made to the Planning Commission of the City of Redondo Beach, pursuant to the provisions of, Title 10 of the Redondo Beach Municipal Code, for a public hearing for a Minor Subdivision on the property described below.*

**PART I - GENERAL INFORMATION**

<b>A</b>		<b>APPLICANT INFORMATION</b>	
STREET ADDRESS OF PROPERTY: 1743 – 1745 – 1747 SPRECKELS LANE			
EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: Portion of Lot 45, all of Lots 46, 47, & 48    BLOCK: 128, Redondo Villa Tract			ZONING:        R-1A
RECORDED OWNER'S NAME: BARCELONA INVESTMENT INC. c/o Ebrahim Soltani MAILING ADDRESS: E&S Prime Builders Inc. 1981 Artesia Blvd.. RB CA 90289 TELEPHONE: 310/466-5811		AUTHORIZED AGENT'S NAME: Srour & Associates, LLC ELIZABETH SROUR MAILING ADDRESS: 1001 6 <sup>th</sup> Street #110 Manhattan Beach, CA 90266 TELEPHONE: 310/372-8433 X 106	

<b>B</b>	<b>CONFORMANCE TO MINOR SUBDIVISION CRITERIA: Give full and complete answers:</b>
	<p>1. Indicate the present use of the property and buildings thereon (if any) and the expected future use of the parcels which would be created by the Minor Subdivision.</p> <p>The subject property consists of three originally subdivided, 25 x 100' lots and a 5' portion of an adjacent lot on Spreckels Lane. The subject property is located at the NW corner of Spreckels and Harkness Lane and the total site contains an 80' street frontage along Spreckels Lane. The entire site was reconfigured many years ago into two 40' wide ownership parcels and each contains a one story, single family residence constructed in 1953.</p> <p>The purpose of the Minor Subdivision application is to realign the property back into three separate parcels, each of similar overall dimensions and size. The resulting configuration for the 1743 and 1745 lot is 26.66 x 100' and 26.68 x 100 for the corner lot at 1747 Spreckels. The lots are slightly askew so the lot size ranges from 2668sf to 2665sf to 2671sf. All existing structures will be demolished and a new single family residence will be constructed on each lot. The new homes will be oriented to Spreckels Lane with driveway access onto Spreckels as well.</p>

CID 58309

20153048

**B. CONFORMANCE TO MINOR SUBDIVISION CRITERIA: Give full and complete answers.**

2. Indicate how the proposed parcel(s) will front on or have adequate access to a public street (not alley) of adequate width to carry the quantity and kind of traffic generated by the uses allowed in the zone in which they are located.

**The project site is located on a fully improved public street and will provide adequate visibility and driveway access allowing vehicles to safely enter and exit proposed driveway and parking areas. Existing driveway curb cuts on Spreckels will be closed and a new curb cut and driveway will be created for each lot. All vehicle access will remain on Spreckels and location of the proposed driveways will not result in any change to traffic patterns or pedestrian access.**

3. Indicate how the proposed Minor Subdivision will not be detrimental to the surrounding lot pattern and will not create lots smaller than the prevailing lot size in the area where they would be located.

**The proposed lot realignment and subsequent minor subdivision process will restore each lot to its originally subdivided configuration of approximately 25'x 100' which is the established lot configuration for the area.**

**This realignment will not result in any nonconforming aspects related to lot size or configuration for any of the affected lots. There are no inherent constraints on the property that would otherwise limit reasonable development of each lot.**

4. Indicate how the proposed Minor Subdivision would be in conformance with the intent and purpose of the General Plan for the City of Redondo Beach.

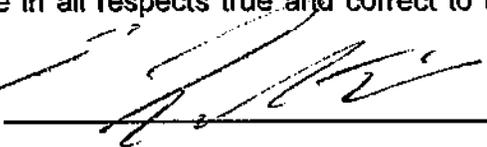
**Although the three lots will be slightly wider than the original 25' width, the overall configuration and lot area are similar to most other lots on this particular block and throughout the area. A number of nearby properties have been reconfigured into larger ownership parcels, although the predominant configuration is 25' x 100'. The new lots are of sufficient area to accommodate proposed residential development in compliance with current zoning provisions. Proposed development is similar to development throughout the surrounding neighborhood.**

OWNER'S AFFIDAVIT

Project address: 1743-1747 Spreckels Lane, Redondo Beach, CA 90278

Project description: MINOR SUBDIVISION TO REALIGN THE TWO EXISTING OWNERSHIP PARCELS BACK INTO THREE LOTS, EACH 26.6' x 100', RANGING IN SIZE FROM 2665 to 2671sf.

I (We) Ebrahim Soltani on behalf of Barcelona Investment, Inc., being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

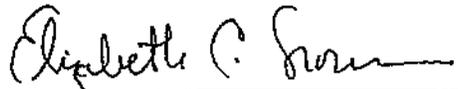
Signature(s):   
EBRAHIM SOLTANI

Address: 1981 Artesia Blvd., #B  
Redondo Beach, CA 90278

Phone No. (Res.) (310)466-5811  
(Bus.) \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Subscribed and sworn to (or affirmed) before me this 11<sup>th</sup> day of November, 2015 by Ebrahim Soltani, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

  
FILING CLERK OR NOTARY PUBLIC

State of California )  
County of Los Angeles ) ss

Seal



Vesting Tentative Parcel Map on file to view in the Planning Division



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# Administrative Report

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Planning Commission Hearing Date:

January 21, 2016

**AGENDA ITEM: NEW BUSINESS DISCUSSION ITEM # 10**

**SUBJECT: CONTINUED DISCUSSION OF POTENTIAL AMENDMENTS TO MIXED USE ZONING DISTRICTS AND DEVELOPMENT REGULATIONS/STANDARDS**

**DEPARTMENT'S RECOMMENDATION:**

1. Receive and file the report.
2. Provide staff with any specific recommendations on potential amendments.

**EXECUTIVE SUMMARY**

In response to the Mayor's and City Council's adopted Strategic Plan Objective for the Planning Commission to investigate and report to City Council by February 2, 2016 on the existing Mixed Use policies and development regulations/standards within the City's "General Plan" and "Zoning Ordinance", the Community Development Department presented a comprehensive overview on this matter to the Planning Commission at their meeting on December 17, 2015.

At this meeting the Planning Commission received a presentation that addressed/answered the following:

- What is Mixed Use development and what are the various types of Mixed Use developments?
- How do the City's Mixed Use policies/regulations/standards compare to those of other jurisdictions?
- Why and where do we have Mixed Use in Redondo Beach?
- What are the existing General Plan policies and Zoning Ordinance standards for Mixed Use?
- How have the Mixed Use development policies/regulations/standards been amended?

The ensuing discussions at the December 17, 2015 Planning Commission meeting identified the following "subject areas" within the existing Mixed Use policies/regulations/standards as requiring continuing analysis and follow up:

- Floor Area Ratio:
  - Commercial Uses Only;
  - Mixed-Use;
    - Maximum Commercial FAR;
    - Minimum Commercial FAR;
- Residential Density;
- Minimum Lot Size Restrictions for MU projects;

- Building Height and Stories;
  - Commercial Only;
  - Mixed Use;
  - Residential Only;
- Usable Public Open Space.

This report furthers the discussions initiated by the Planning Commission at their December 17, 2015 public meeting and provides follow up information and details on each of the “subject areas” identified above as well as the following:

- **BACKGROUND**
  - Summary of the Planning Commission and public comments received at the December 17, 2015 public meeting;
  - Summary of input, comments, and guidance from Mixed Use industry professionals (Architects and Developers) received at a policy meeting with staff on January 12, 2016;
- **ANALYSIS**
  - MU Zoning Ordinance presentation:
    - Brief summary of each of the existing “Sections” of the MU Zoning Ordinance for the following purposes:
      - Confirm its maintenance “as is”;
      - Provide direction on proposed changes;
      - Review/consider/confirm/redirect proposed changes from staff resulting from prior meetings with PC (12-17-15) and MU Industry Professionals (1-12-16).
  - General Plan presentation:
    - Some proposed changes to the MU Zoning Ordinance may require amendments to the General Plan for consistency as required by State Law.
      - This section will note/identify any required General Plan Amendments resulting from proposed changes to the Zoning Ordinance.
  - RHNA and General Election implications:
    - Brief summary of whether the proposed changes have any implications with respect to RHNA;
    - Brief summary of whether the proposed changes would require a General Election.

The goal of this second public meeting is to have the Planning Commission identify/confirm recommended changes/modifications to the existing Zoning Ordinance and General Plan and bring back specific amendments at a public hearing on February 18, 2016.

## **BACKGROUND**

**December 17, 2015 Planning Commission public meeting.**

Staff presented a comprehensive overview of the City's Mixed-Use General Plan policies and Zoning Ordinance development regulations and standards that included a general definition and examples of what constitutes Mixed-Use development, a history of the Mixed Use land use pattern both generally and here in Redondo Beach, and a detailed accounting identifying the rationales of the City's existing MU locations, policies, and ordinances (development regulations/standards). Staff's presentation concluded with a recap of the amendments to the MU development regulations/standards that occurred in 2010-2011.

Following staff's presentation the Commission engaged with staff and received public comments. The ensuing discussions yielded a general direction to further investigate potential changes with respect to the following development regulations/standards:

- Floor Area Ratios (FAR) and particularly within the FAR's the percentage mix of residential to commercial and within commercial the ratio/mix of office and retail uses.
  - The larger discussion that evolved with respect to FAR's concerned what amount of land use type, commercial/residential (and within commercial how much office versus retail), was appropriate at the various MU locations in the City.
  - The rationale for the existing ratios was examined and the intended purpose of the existing FAR standards was articulated as follows:
    - Incentivize MU by significantly increasing the allowable development intensity for a MU project versus a commercial only project and prohibiting residential only in all MU areas except for the MU-1 Zone along Artesia Blvd and M-2 Zone (Salvation Army Headquarters on Catalina Avenue).
  - Additional land use discussions included the ongoing shift in retail away from brick and mortar to online shopping, the difference in the "character" of a MU residential site and a MU commercial site, and whether there should be a change to allow for small lot MU land use developments.
  - Finally the FAR discussions concluded on potential numerical design restrictions, which could impact/affect FAR, building mass, and scale of developments and again, whether to allow for small lot MU developments.
- Public Open Space was also discussed at some length. It was determined that some additional detail, guidance, and clarification in terms of better defining public open space and what it should include/look like was necessary.
- Density, incentives for smaller units, the need for affordable housing, and what changes to the MU development standards would trigger an election were the final "subject areas" discussed. Each of these topics are analyzed further in the body of the report.
- Finally, there were discussions and a desire to explore some real world and unique examples of MU developments. Attached to this report is a document entitled "Real World Examples of Mixed Use Developments". Various examples of interesting MU projects are summarized in the document. These are provided

to illustrate the “creative” opportunities possible. There is no “one-way” but rather unique opportunities to create and develop MU projects.

- o As a side note: The following section of this report summarizes the recent meeting with local MU industry professionals and the “creative” opportunities afforded by this land use was a general theme of their input.

Referenced in this report are the “Minutes” (a copy of which is included with your packet under Item V.) from the December 17, 2015 Planning Commission meeting that include details on all the matters summarized in this “Background” and additional statements provided by members of the public, most of which supported the Planning Commission’s efforts on this matter.

**Input, comments, and guidance from Mixed Use industry professionals (Architects and Developers).**

On January 12, 2016 staff held a policy meeting with nine (9) local MU industry professionals. Below is the list of attendees and the Company they represent.

<b>Name</b>	<b>Company</b>
Robert Stringfield	Anastasi Builders
Luis De Moraes	Envirotech
Edward Santa Cruz	SCDS Consulting Design
Dan Young	Cunningham Group
Rodman Amiri	Merit Real Estate
Amir Amiri	Merit Real Estate
Amir Nassif	Local Developer
Louie Tomaro	Tomaro Design Group
Miles Pritzkat	Pritzkat Johnson Architects

Attached to this report is a copy of the “invitation” sent to nearly 15 local professionals asking for their input, guidance, and feedback on this matter as industry practitioners and stakeholders. Also attached to this report is a copy of the presentation staff made to the attendees to initiate the discussions.

We anticipate that many of the professionals engaged will continue to support further deliberations on this matter and we look forward to their contributions going forward. Below is summary of the comments/input received grouped by “subject area/category of development standard”.

**Parking:**

The MU development professional’s initial remarks on this “subject area” identified and highlighted that parking could be and typically was a major development constraint and

serious impediment to MU development. The opinions expressed by the attendees was that each different use would be required to accommodate the parking pursuant to the identified generation rate and the project would be required to bear the combined total of required parking generated by each different use, plus visitor parking. This discussion resulted in expanding our review to include the City's Parking Regulations, which within our MU development standards simply references, "(J) Parking regulations. See Article 5 of this chapter."

Staff shared with the attendees the general theme of "§ 10-2.1706 (d) Overlap parking requirements, nonresidential uses" which essentially allows for different uses to share parking under certain circumstances and not provide the combined total of required parking. There are five (5) conditions/standards for permitting "overlapping parking":

1. The total parking provided for the uses sharing parking shall not be less than fifty (50%) percent of the parking requirement for the same uses with no shared parking;
2. The total parking provided for the uses sharing parking shall not be less than the parking requirement applicable to any single use with no shared parking;
3. The applicant shall provide the Community Development Department information on the proposed hours of operation of each use and anticipated maximum number of employees and customers for each use typically generated during each hour of the day and day of the week;
4. The Community Development Department may approve shared parking subject to a determination that the typical utilization of the parking area would be staggered or shared to such an extent that the reduced number of parking spaces would be adequate to serve all uses on the site or parcel. If the site is in a pedestrian-oriented commercial zone, the Community Development Department may also approve shared parking subject to a determination that the use mix is conducive to customers parking and walking to visit more than one business on the same trip;
5. A minimum two (2) week (fourteen (14) day) parking utilization survey, covering the existing and proposed business hours of operation, including hourly counts of vehicles shall be submitted along with a parking analysis of the subject property, which includes the number of tenants spaces and the number of parking spaces that these uses require, shall be submitted for review and approval of the Community Development Director.

The above does provide some opportunity to work through potential parking impediments however it was stressed in our discussions that to further incentivize MU development there may be a need to further examine parking regulations and some dialogue ensued about reducing parking standards for MU developments for small units (lesser parking generation rates for singles, 1, and 2 bedroom units v. 3 bedroom units).

Visitor parking is another constraint that pursuant to the 2011 amendments to MU now grants the Planning Commission discretion in its application towards the project but the intention of the 2011 amendment was for the Planning Commission to potentially add more visitor parking above what is required upon non-mixed use projects. Staff recommends the Planning Commission "revisit" parking standards and consider

additional relaxations for small unit and smaller scale MU developments and MU developments that incorporate public open space that includes commercially focused/centered courtyards/plazas.

### **Building Height**

Current MU development standards for building height are 38' to 45'. The attendees generally expressed that for 3 story developments the current height limits were appropriate. Staff asked the attendees to consider whether a reduction in height could still support a 3 story development and specifically what the lowest height would be for 3 story development with commercial on the ground floor and residential above.

The consensus on this matter was that a lower height could still accommodate 3 stories however it would result in a structure with a "flat roof" design. The discussion made it clear that a slightly reduced height could be accommodated but that it was driven by design. Therefore staff recommends that the Planning Commission consider a "varied building height standard" that would be based upon design. Flat roof designs would have a maximum height limit of 36'. Pitched roof designs would need to hold at 38' and the 45' maximum could be eliminated.

### **Public Open Space**

Some time was spent on what public open space should look like within a MU development. The perception is that this space is oriented to serving the residential component of MU development. The attendees challenged staff to consider making the focus of the public open space oriented towards serving and supporting the commercial elements of the MU development. Many examples were cited where commercial wasn't facing the street but rather accessed from a "courtyard/plaza" that intruded into the building frontage. The most discussed examples were the many internal commercial courtyards/plazas common to developments along "State Street" in downtown Santa Barbara.

In order to achieve this staff reviewed with attendees the front setback requirements and particularly focused on the "Maximum Front Yard Setbacks". As they currently exist the consensus was the maximum front yard setbacks as written would not impede internal courtyards as they only require up to 50% of the frontage adhere to a maximum setback, therefore the remaining frontage would not have a maximum front yard requirement and thereby could provide some interior commercial open space.

Staff recommends that some specific language be added to the Public Open Space regulations that "incentivizes" commercially focused public open space by allowing commercial spaces that front onto interior courtyards receive a density bonus and possibly a relaxation of parking requirements.

### **Minimum Lot Size**

The existing standard states that no projects containing both commercial and residential uses shall be permitted on lots with less than 15,000 square feet of lot area. At the time that the mixed-use standards were first developed and recently when the 2011

amendments were processed there was an opinion that such projects could only actualize in a large-scale scenario.

The intention of this existing requirement is to encourage the assembly of properties that would then be developed with larger MU projects. The consensus of the attendees was this minimum lot size requirement was a prohibitive standard and recommended it's elimination to allow for smaller scale MU projects. These potential smaller scale MU projects were referenced as "boutique". Many of the attendees noted their experience with small lot MU in the neighboring jurisdictions, Manhattan Beach and El Segundo. Many of the properties within our MU Zones are in fact much smaller than 15,000 square feet and the elimination of this requirement could result in the turnover of many of the existing underutilized properties along PCH and Artesia Blvd zoned MU.

**Setbacks**

Staff presented the setback standards to the attendees and the consensus recommendation was to eliminate the additional front yard setback required for second story and reduce the required third story front yard setback. The rationale for elimination and reductions in upper story setbacks being that the mass of a 2 story building was not particularly overbearing and did not warrant the setback. Numerous examples of traditional MU developments in European cities were presented in support of allowing much less front setbacks for upper stories. The attendees explained further that the additional upper story setbacks reduced the allowable square footage of the higher floors which results in more pressure to increase the area of the ground floors, which are already constrained with multiple other development regulations and make the commercial centric courtyard/plaza much more difficult to provide.

**Quantifiable Massing/Design Standards**

The discussions on "Setbacks" noted above lead to a brief conversation about building mass and how quantifiable standards could and should be developed. No conclusions on this topic were achieved however if upper story setbacks are largely eliminated some standards will need to be added to ensure building mass is regulated appropriately.

Staff recommends further investigations with respect to this potential development standard. The Downtown Design Guidelines for the City of Santa Barbara provide some "formulas" that serve to measure mass and scale. Staff will further review and analyze these standards for application here in Redondo Beach.

**Live – Work**

With the potential introduction of small lot MU development, the attendees noted the value of the "Live – Work" MU development model. The attendees cited the City of Santa Monica and El Segundo as having good standards for this development type. As of the time of the drafting of this report an investigation of "Live – Work" standards from other jurisdictions was not able to be completed. Staff recommends additional research and incorporate standards for a "Live – Work" MU project as part of any future changes proposed. The attendees noted that the "Live – Work" MU product would be an especially good option for small lot MU development.

**FAR**

The topic of FAR, residential density, and %'s/ratios of land uses within the existing MU development standards was discussed with the attendees. No consensus of opinion was reached on what changes if any were necessary. The existing standards as presented were generally received as appropriate.

Staff is still analyzing and considering the need for amending this development standard. At this time staff is considering some minor reduction in density down to 30 DU/AC and possibly introducing a MU density bonus that would allow MU projects to develop up to the existing density of 35 DU/AC if the project is developed with a lower height, a commercial courtyard/plaza, provides exceptional design and is consistent and compliant with all other standards. The criteria noted for allowing a MU density bonus is very premature and we look forward to further investigations and discussions on this potential.

**ANALYSIS**

**MU Zoning Ordinance**

This section summarizes each of the "Sections" of the MU ordinance and then presents Staff's recommendation on any proposed changes.

**§ 10-2.900 Specific purposes.**

In addition to the general purposes listed in Section 10-2.102, the specific purposes of the MU-1 and MU-3 mixed-use zones and the CR regional commercial zone regulations are to:

- (a) Encourage residential uses in conjunction with commercial activities in order to create an active street life, enhance the vitality of businesses, and reduce vehicular traffic;
- (b) Provide appropriately located areas consistent with the General Plan for a full range of neighborhood and community-oriented retail sales, services, professional offices, and other commercial uses;
- (c) Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City;
- (d) Ensure that commercial and residential uses in a development are designed to be compatible with each other;
- (e) Ensure that the appearance and effects of buildings and uses are harmonious with the character of the area in which they are located;
- (f) Accommodate the development of regional-serving commercial uses in areas designated CR (Regional Commercial);
- (g) Ensure that the primary character of mixed-use developments should be commercial in nature so as to integrate with and enhance the quality of the surrounding business districts;

- (h) Ensure that high quality, usable, public open spaces are provided within mix-use developments for purposes of aesthetics, social interaction, internal and external connectivity.

Staff recommends some additional “purposes” be introduced to further incentivize small lot MU projects that would include “Live – Work” MU. Also some amendment may be needed to add more flexibility with respect to parking, building mass, and ensuring public open space is commercial centric.

**§ 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.**

In the following schedule the letter “P” designates use classifications permitted in the specified zone, the letter “C” designates use classifications permitted subject to approval of a Conditional Use Permit, as provided in Section 10-2.2506, and the letter “A” designates use classifications permitted subject to approval of an Administrative Use Permit, as provided in Section 10-2.2507. Where there is neither a “P,” a “C,” nor an “A” 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.

<b>Use Classifications</b>	<b>MU-1</b>	<b>MU-3</b>	<b>MU-3A MU-3B MU-3C</b>	<b>CR</b>	<b>Additional Regulations See Section:</b>
<b>Residential Uses</b>					
Multi-family residential	C	C	C	C	10-2.911(b)
Condominiums	C	C	C	C	10-2.911(b)
Family day care home, small	P	P	P	P	
Family day care home, large	P	P	P	P	
Residential care, limited	P	P	P	P	
<b>Commercial Uses</b>					
Animal sales and services:					
Animal feed and supplies	P	P	P	P	
Animal grooming	C	C	C	C	10-2.911(a)
Animal hospitals	C	C	C	C	10-2.911(a)
Animal sales	C	C	C	C	10-2.911(a)
Artist’s studios	P	P	P	P	
Banks and savings and loans with drive-up service	P	P	P	P	
	C	C	C	C	10-2.911(a)
Bars and cocktail lounges	C	C	C	C	10-2.1600

<b>Use Classifications</b>	<b>MU-1</b>	<b>MU-3</b>	<b>MU-3A MU-3B MU-3C</b>	<b>CR</b>	<b>Additional Regulations See Section:</b>
Business and trade schools	C	C	C	C	
Commercial printing, limited	P	P	P	P	
Commercial recreation	C	C	C	C	10-2.1600
Communications facilities	C	C	C	C	
Drive-up services	C	C	C	C	10-2.911(a)
Food and beverage sales: 30,000 sq. ft. or less floor area	P	P	P	P	
More than 30,000 sq. ft. floor area	C	C	C	C	10-2.911(c)
Hotels	C	C	C	C	
Liquor stores	C	C	C	C	10-2.1600
Maintenance and repair services	P	P	P	P	
Offices	P	P	P	P	10-2.911(d)
Personal convenience services	P	P	P	P	
Personal improvement services: 1,000 sq. ft. or less floor area – max. 10 occupants	P	P	P	P	Except music studios 2,000 sq. ft. or less floor area require an AUP
1,001 - 2,000 sq. ft. floor area	A	A	A	A	10-2.2507
2,001 sq. ft. or greater floor area	C	C	C	C	
Plant nurseries	C	C	C	C	
Recycling collection facilities:					10-2.1616
Reverse vending machines	P	P	P	P	10-2.911(a)
Small collection facilities	C	C	C	C	10-2.911(a)
Restaurants: 2,000 sq. ft. or less floor area with no drive-up service	P	P	P	P	
More than 2,000 sq. ft. floor area or with drive-up service	C	C	C	C	

Use Classifications	MU-1	MU-3	MU-3A MU-3B MU-3C	CR	Additional Regulations See Section:
Retail sales: 30,000 sq. ft. or less floor area	P	P	P	P	
More than 30,000 sq. ft. floor area	C	C	C	C	10-2.911(c)
Snack shops	P	P	P	P	
Thrift shops	C	C	C	C	10-2.1600
Vehicle sales and services:					10-2.911(a); 10-2.1602
Service stations	—	C	—	—	
Car wash	—	C	C (Not MU- 3C)	—	
<b>Other Uses</b>					
Adult day care centers	C	C	C	C	
Antennae for public communications	C	C	C	C	
Child day care centers	C	C	C	C	
Churches	C	C	C	C	
Clubs and lodges	C	C	C	C	
Cultural institutions	C	C	C	C	
Government offices	P	P	P	P	10-2.911(d)
Parking lots	C	C	C	C	
Public safety facilities	C	C	C	C	
Public utility facilities	C	C	C	C	10-2.1614
Recreation facilities	C	C	C	C	
Schools, public or private	C	C	C	C	
Senior housing	C	C	C	C	10-2.1624

Staff recommends that “Live – Work” be included as a permitted use within the residential uses category. “Additional Regulations” would need to be added for this special category of MU project that would define and clarify this land use.

**§ 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.**

Staff is not recommending any changes to this section.

**§ 10-2.912 Performance standards: MU-1, MU-3, MU-3A, MU-3B, and MU-3C mixed-use zones, and CR regional commercial zone.**

Staff is not recommending any changes to this section.

- § 10-2.913 Development standards: MU-1 mixed-use zone.
- § 10-2.915 Development standards: MU-3 mixed-use zone.
- § 10-2.916 Development standards: MU-3A mixed-use zone.
- § 10-2.917 Development standards: MU-3B mixed-use zone.
- § 10-2.918 Development standards: MU-3C mixed-use zone.
- § 10-2.919 Development standards: CR regional commercial zone.
- § 10-5.914 Development standards: MU-2 mixed-use zone.
- § 10-5.915 Development standards: MU-3 mixed-use zone.
- § 10-5.917 Development standards: MU-3B mixed-use zone.
- § 10-5.918 Development standards: MU-3C mixed-use zone.

The following tables present the various development standards for all the MU Zones. Following the table is a summary of the recommended changes.

Development Standards	MU-1	MU-2	MU-3	MU-3A	MU-3B	MU-3C	CR
FAR Commercial	0.5	0.7	1.0	1.0	1.0	1.0	1.0
FAR Mixed Use	1.5	1.5	1.5	1.5	1.5	1.5	1.5
	>0.7 Shall be Residential	>0.7 Shall be Residential	>0.7 Shall be Residential	>0.7 Shall be Residential	>0.7 Shall be Residential	>0.7 Shall be Residential	>1.0 Shall be Residential
	Minimum Commercial FAR of 0.3	Minimum Commercial FAR of 0.3	Minimum Commercial FAR of 0.3	Minimum Commercial FAR of 0.3*	Minimum Commercial FAR of 0.3	Minimum Commercial FAR of 0.3	Minimum Commercial FAR of 0.3
FAR Residential	Residential Only permitted but "No Standard"	Residential Only permitted but "No Standard"	"Residential Only" not permitted.				
Residential Density	35 DU/AC	35 DU/AC	35 DU/AC	35 DU/AC	35 DU/AC	35 DU/AC	35 DU/AC
Minimum Lot Size	15,000 sf	15,000 sf	15,000 sf	15,000 sf	15,000 sf	15,000 sf	15,000 sf
Building Height Commercial	30'	30'	30'	30'	30'	45'	60**

Building Height Mixed Use	38' to 45' for portions subject to PCDR Approval.	45'	38' to 45' for portions subject to PCDR Approval.	38' to 45' for portions subject to PCDR Approval.	38' to 45' for portions subject to PCDR Approval.	45'	60**
Stories Commercial	Two (2)	Two (2)	Two (2)	Two (2)	Two (2)	Three (3)	Four (4)
Stories Mixed Use	Three (3)	Three (3)	Three (3)	Three (3)	Three (3)	Three (3)	Four (4)
Stories Residential	Three (3)	Three (3)	"Residential Only" not permitted.	"Residential Only" not permitted.			
Front Setback Minimum	5' Average. No < 3'.*	15'.**	10'. Unenclosed features may project 7' into setback.*	10'. Unenclosed features may project 7' into setback.*	10'. Unenclosed features may project 7' into setback.*	3**	As determined by PC (PCDR).
Front Setback Maximum	No > 15' for 50% of Frontage.	No > 15' for 50% of Frontage.	No > 15' for 50% of Frontage.	No > 15' for 50% of Frontage.	No > 15' for 50% of Frontage.	No > 10' for 50% of Frontage.	As determined by PC (PCDR).
Side Setback	Street side 10'. Interior side 0'. Adjacent to Residential 20' or as per PCDR.	Street side 10'. Interior side 0'.	Street side 10'. Interior side 0'. Adjacent to Residential 20' or as per PCDR.	Street side 10'. Interior side 0'. Adjacent to Residential 20' or as per PCDR.	Street side 10'. Interior side 0'. Adjacent to Residential 20' or as per PCDR.	Street side 10'. Interior side 0'. Adjacent to Residential 20' or as per PCDR.	As determined by PC (PCDR).
Rear Setback	0'. Adjacent to Residential 20' or as per PCDR.	10'.	0'. Adjacent to Residential 20' or as per PCDR.	0'. Adjacent to Residential 20' or as per PCDR.	0'. Adjacent to Residential 20' or as per PCDR.	0'. Adjacent to Residential 20' or as per PCDR.	As determined by PC (PCDR).
Second Story Setback	15' from any street lot line.	25' from any street lot line.	18' from any street lot line.	18' from any street lot line.	18' from any street lot line.	All residential Per PC.	As determined by PC (PCDR).
Third Story Setback	Within 30' of PL, setback 5' from 2nd	Within 30' of PL, setback 5' from 2nd	Within 30' of PL, setback 5' from 2nd	Within 30' of PL, setback 5' from 2nd	Within 30' of PL, setback 5' from 2nd	Within 30' of PL, setback 5' from 2nd	As determined by PC (PCDR).

	floor building face.	floor building face.	floor building face.	floor building face.	floor building face.	floor building face.	
Outdoor Living Space	Minimum 200 sf per DU.	Minimum 200 sf per DU.	Minimum 200 sf per DU.	Minimum 200 sf per DU.	Minimum 200 sf per DU.	Minimum 200 sf per DU.	Minimum 200 sf per DU.
Usable Public Open Space*	10% of FAR.	No Usable Public Open Space Required.	10% of FAR.				
General Regulations	Per Article 3.	Per Article 3.	Per Article 3.	Per Article 3.	Per Article 3.	Per Article 3.	Per Article 3.
Parking Regulations	Per Article 5.	Per Article 5.	Per Article 5.	Per Article 5.	Per Article 5.	Per Article 5.	Per Article 5.
Sign Regulations	Per Article 6.	Per Article 6.	Per Article 6.	Per Article 6.	Per Article 6.	Per Article 6.	Per Article 6.
Landscaping Regulations	Per Article 7.	Per Article 7.	Per Article 7.	Per Article 7.	Per Article 7.	Per Article 7.	Per Article 7.
Procedures	Per Article 12.	Per Article 12.	Per Article 12.	Per Article 12.	Per Article 12.	Per Article 12.	Per Article 12.
Coastal Development Permits	Not Applicable	Per Article 10.	Per Article 10.	Not Applicable	Per Article 10.	Per Article 10.	Not Applicable

Staff recommends that the Planning Commission consider staff's directions as presented in the following table.

<b>MU Zoning Development Standard</b>	<b>Recommendation</b>
FAR Commercial	No change.
FAR Mixed Use	No change.
FAR Residential	No change.
Residential Density	Consider amending to a density to 30 DU/AC with allowances for increases in density if MU Development meets all other

	development standards and exhibits exceptional design with amenities as determined by the Planning Commission.
Minimum Lot Size	Consider the elimination of 15,000 sf lot size minimum. No lot size minimum required.
Building Height Commercial	No change.
Building Height Mixed Use	Consider a "varied building height standard" that would be based upon design. Flat roof designs would have a maximum height limit of 36'. Pitched roof designs would need to hold at 38' and the 45' maximum could be eliminated.
Stories Commercial	No change.
Stories Mixed Use	No change.
Stories Residential	No change.
Front Setback Minimum	No change.
Front Setback Maximum	No change.
Side Setback	No change.
Rear Setback	No change.
Second Story Setback	Consider the elimination of a second story setback. Potentially allows for more ground floor public open space. Not a significant massing issue.
Third Story Setback	Consider the reduction of the third story setback. Potentially allows for more ground floor public open space. Not a significant massing issue.
Outdoor Living Space	No change.
Usable Public Open Space*	Consider adding language to incentivize the Public Open Space be focused upon ground floor commercial uses. Consider density bonus for commercially centered/focused courtyards and plazas.
General Regulations	No change.
Parking Regulations	Consider "revisiting" the MU parking standards for additional relaxations for small unit and smaller scale MU developments and MU developments that incorporate public open space that includes commercially focused/centered courtyards/plazas.

	<b>See below for the existing parking regulations.</b>
Sign Regulations	No change.
Landscaping Regulations	No change.
Procedures	No change.
Coastal Development Permits	No change.

**Article 5. Parking Regulations**

**§ 10-5.1704 (a)(3)a. Mixed-use developments visitor parking spaces.**

Additional visitor parking spaces may be required if determined to be necessary due to unique characteristics of the project and/or the surrounding neighborhood.

**§ 10-2.1706 (d) Overlap parking requirements, nonresidential uses.**

(1) Parking space requirements applicable to two (2) or more separate building sites or uses may be permitted to overlap subject to Administrative Review and conditions (2)(a) through (e) as listed below.

(2) Parking space requirements applicable to two (2) or more uses sharing parking on a building site or parcel may be permitted to overlap subject to Administrative Review and conditions (a) through (e) as listed below.

a. The total parking provided for the uses sharing parking shall not be less than fifty (50%) percent of the parking requirement for the same uses with no shared parking;

b. The total parking provided for the uses sharing parking shall not be less than the parking requirement applicable to any single use with no shared parking;

c. The applicant shall provide the Community Development Department information on the proposed hours of operation of each use and anticipated maximum number of employees and customers for each use typically generated during each hour of the day and day of the week;

d. The Community Development Department may approve shared parking subject to a determination that the typical utilization of the parking area would be staggered or shared to such an extent that the reduced number of parking spaces would be adequate to serve all uses on the site or parcel. If the site is in a pedestrian-oriented commercial zone, the Community Development Department may also approve shared parking subject to a determination that the use mix is conducive to customers parking and walking to visit more than one business on the same trip;

e. A minimum two (2) week (fourteen (14) day) parking utilization survey, covering the existing and proposed business hours of operation, including hourly counts of vehicles shall be submitted along with a parking analysis of the subject property, which includes the number of tenants spaces and the number of parking spaces that these uses require, shall be submitted for review and approval of the Community Development Director.

Staff recommends that the Planning Commission consider adding language to both sections above that will provide for additional flexibility with respect to parking MU projects to ensure that this development standard is adequately addressed but is not a severe impediment.

### **General Plan MU Land Use Element**

At this time the specific General Plan amendments that may be required are unknown. Staff recommends that any required General Plan amendments be brought forth with the specific Zoning Ordinance amendments at the February 18, 2016 Planning Commission Meeting. It is anticipated some changes to the Land Use Element will be required for consistency purposes.

### **RHNA**

Although a reduction in density is being considered, the allowance for a density bonus for MU developments that include additional amenities with respect to reduced height, exceptional design, and additional public open space inclusive of commercial courtyards and plazas, there exists the potential for no change in density and therefor no impact with respect to RHNA.

The City is currently compliant with RHNA and the considerations as presented will not change this standing.

### **Election Requirement**

To address the past concerns (which remain today) it was proposed by the Community Development Department and recommended by the Planning Commission in 2010 to decrease the maximum residential density requirement to one unit for every 1,452 square feet of lot area or 30 units per acre.

While the Planning Commission and Staff recommended to the City Council a reduction in residential density to 30 units per acre, it was determined that such a change would trigger the requirement for a general election under Article 27 of the City Charter. The City Council accepted all recommendations of the Planning Commission except the density reduction due to the estimated \$180,000 cost of a public vote.

The proposal herein to reduce density generally to 30 DU/AC, but maintain the current density allowance at 35 DU/AC for qualifying projects (MU density bonus worthy) could

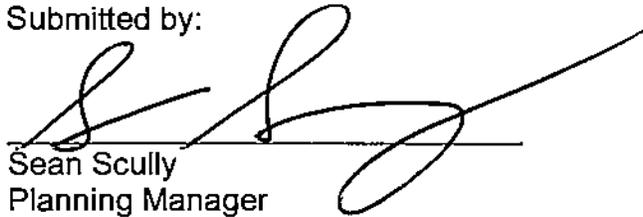
alleviate the necessity for a general election on this matter. Further investigations are needed to clearly articulate the standards that must be met in order for a MU project to be awarded additional density. In turn this further allowance for a density bonus would need to be vetted with the City Attorney's office to confirm absolutely if this would alleviate the requirement for a general election on the matter.

**The Mixed Use Discussion**

The Community Development Department was directed to look at the issue of Mixed-Use development standards to see if they are still appropriate for our community. As a result of the 12-17-15 Planning Commission Public Meeting, input from the MU development community and further staff analysis, some "refinements" are proposed for consideration herein.

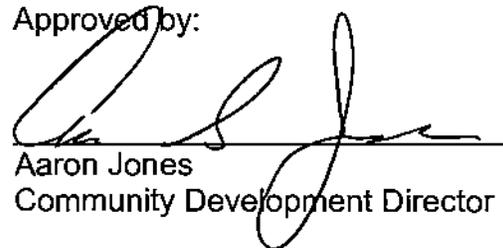
Staff recommends that the Planning Commission provide staff with specific direction on any recommended zoning and land use plan amendments. Staff will then advertise a public hearing and draft amendments to be considered at a public hearing before the Planning Commission on February 18, 2016.

Submitted by:



Sean Scully  
Planning Manager

Approved by:



Aaron Jones  
Community Development Director

Attachments:

1. Planning Commission Minutes (12-17-15);
2. "Real World Examples of Mixed Use Developments";
3. Invitation to Meet and Confer\_Mixed Use Discussion\_1-12-16
4. Mixed Use Dev Prof Presentation\_1-12-16
5. Existing General Plan Goals-Objectives-Policies for Mixed Use Development;
6. Current Noncoastal and Coastal Mixed Use Zoning Regulations.

## “Real World Examples of Mixed Use Developments”

**Marina City** is a [mixed-use](#) residential/commercial building complex that occupies an entire [city block](#) on [State Street](#) in [Chicago, Illinois](#). It sits on the north bank of the [Chicago River](#) in [downtown Chicago](#), directly across from the [Loop](#) district. The complex consists of two [corn-cob](#)-shaped, 587-foot (179 m), 65-story towers, which include five-story elevators and physical plant penthouses. It also includes a saddle-shaped auditorium building, and a mid-rise hotel building, all contained on a raised platform next to the Chicago River. Beneath the platform, at river level, is a small [marina](#) for [pleasure craft](#), giving the structures their name.<sup>[1]</sup> Designed by [Bertrand Goldberg](#), Marina City was the first building in the United States to be constructed with [tower cranes](#).

The Marina City complex was designed in 1959 by [architect Bertrand Goldberg](#) and completed in 1964 at a cost of \$36 million, financed to a large extent by the union of building [janitors](#) and [elevator operators](#), who sought to reverse the pattern of [white flight](#) from the city's downtown area. When finished, the two towers were both the tallest residential buildings and the tallest [reinforced concrete](#) structures in the world. The complex was built as a city within a city, featuring numerous on-site facilities including a theatre, gym, swimming pool, ice rink, bowling alley, several stores and restaurants, and, of course, a marina.

Marina City was built in a joint venture with Brighton Construction Company, owner: Thomas J. Bowler, and James McHugh Construction Company. [James McHugh Construction Co.](#) subsequently built [Water Tower Place](#) in 1976 and [Trump Tower](#) in 2009, both also tallest reinforced concrete structures in the world at the time.

Local Radio station [WCFL](#) operated out of Marina City in the office building of the complex.



Marina City under construction

Local television station [WFLD](#), (FOX Channel 32) had its studios and transmitter at Marina City for eighteen years until they were bought by [Metromedia](#). [WLS-TV](#) (ABC Channel 7) kept its transmitter atop Marina City until the [Willis Tower](#) (formerly known as Sears Tower) was completed.

Marina City was the first urban post-war [high-rise](#) residential complex in the United States and is widely credited with beginning the residential renaissance of American inner cities. Its model of mixed residential and office uses and high-rise towers with a base of parking has become a primary model for urban development in the United States and throughout the world, and has been widely copied throughout many cities internationally. Marina City construction employed the first [tower crane](#) used in the United States.

The two towers contain identical floor plans. The bottom 19 floors form an exposed spiral parking ramp operated by valet with 896 parking spaces per building. The 20th floor of each contains a laundry room with panoramic views of the Loop, while floors 21 through 60 contain apartments (450 per tower). A 360-degree open-air roof deck lies on the 61st and top story. The buildings are accessed from separate lobbies that share a common below-grade [mezzanine](#) level as well as ground-level plaza entrances beside the House of Blues. Originally rental apartments, the complex converted to [condominiums](#) in 1977.



Marina City on the north bank of the river

Marina City apartments are unique in containing almost no interior right angles. On each residential floor, a circular hallway surrounds the elevator core, which is 32 feet (10 m) in diameter, with 16 pie-shaped wedges arrayed around the hallway. Apartments are composed of these triangular wedges. Bathrooms and kitchens are located nearer to the point of each wedge, towards the inside of the building. Living areas occupy the outermost areas of each wedge. Each wedge terminates in a 175-square-foot (16.3 square meter) semi-circular balcony, separated from living areas by a floor-to-ceiling window wall. Because of this arrangement, every single living room and bedroom in Marina City has a balcony.

The apartments are also unusual in that they function solely on electricity; neither [natural gas](#) nor [propane](#) serves any function. The apartments are not provided with hot water, air conditioning, or heat from a central source, as was the common practice at the time the towers were built. Instead, each unit contains individual water heaters, heating and cooling units, and electric stoves; residents pay individually for the electricity needed to run these appliances. This may have been a financial decision on the part of the building owners; at the time these towers were constructed, local electric utility [Commonwealth Edison](#) provided expensive building [transformers](#) at little or no charge provided the buildings were made all-electric.



### The Marina City marina

In addition, the residential towers are noted for the high speed of their elevators. It takes approximately 35 seconds to travel from the lower-level lobby to the 61st-floor roof decks.<sup>[[citation needed](#)]</sup>

The towers were awarded a prize by the New York Chapter of the American Institute of Architects in 1965 for their innovation.

The corn-cob appearance of the towers is said to have inspired a similar design for the [Corinthian Tower in New York](#).

In 2007, the condominium board controversially claimed to own [common law copyright](#) and trademark rights to the name and image of the buildings, although they do not own the parking garage portion of the buildings located below the 20th floor. They claim that any commercial use (such as in movies or Web sites) of pictures of the buildings or of the name "Marina City" without permission is a violation of their intellectual property rights.<sup>[2]</sup>

Today the complex houses the [House of Blues](#) concert hall and Hotel Chicago, as well as an upscale bowling lounge [10pin](#), a bank, and restaurants Bin 36, [Smith and Wollensky](#), and [Dick's Last Resort](#).

The House of Blues concert hall was built in the shell of the complex's long-disused movie theater; similarly, the hotel was built in what was once the Marina City office building. In order to accommodate Smith and Wollensky, the former skating rink was demolished and pedestrian and vehicular access to the residential towers and the raised common plaza were redesigned. In 2006, decorative lighting, visible for miles, was installed around the circular roofs of the mechanical sheds that top each tower; the towers had not contained any such lighting since the 1960s.

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**Bay Street Emeryville** is a large [mixed-use development](#) in [Emeryville, California](#) which currently has 65 stores, ten restaurants, a sixteen-screen movie theater, 230 room hotel, and 400 residential units with 1,000 residents.<sup>1</sup>

Bay Street Emeryville



A crop of a photograph of the mall as seen from the Emeryville Hilton Hotel

<b>Location</b>	5616 Bay Street, <a href="#">Emeryville, CA, USA</a>
<b>Opening date</b>	2002 <sup>[1]</sup>
<b>Owner</b>	Madison Marquette
<b>No. of stores and services</b>	76 <sup>[2]</sup>
<b><a href="#">Total retail floor area</a></b>	400,000 square feet (37,000 m <sup>2</sup> ) <sup>[2]</sup>
<b>No. of floors</b>	3
<b>Parking</b>	2,000 spaces <sup>[2]</sup>



Shopping cart Christmas tree at the mall, 2011

### **Surroundings**[\[edit\]](#)

It is near several hotels, an [IKEA](#) store, [Pixar Animation Studios](#), and three other shopping centers: East Bay Bridge Shopping Center, Emeryville Marketplace, and Powell Street Plaza. The mall was built on the site of the [Emeryville Shellmound](#).

[Temescal Creek](#) runs spring water and Emeryville urban through the property in an channelized open [culvert](#) with concrete lining to the confluence with the [bay](#) at the Crescent wetlands.[\[4\]](#) It is adjacent to Interstates 80 and 580 in addition to the [Oakland-San Francisco Bay Bridge](#) and the [MacArthur Maze](#). It is across from the Emeryville Crescent State Marine Reserve.

### **History**[\[edit\]](#)

The mall has the only LEED certified [West Elm](#) that also provides some of its own solar energy, with a grass roof to provide habitat for insects, and substantial use of sky lights to reduce energy use.

The mall is built on an [Ohlone](#) Indian burial ground and [shellmound](#)[\[1\]](#) and former toxic waste site.[\[1\]](#) Since 2001 there has been a "don't buy anything day" hosted at the site by descendants of the [Ohlones](#) that believe the site has desecrated the resting place of their ancestors.[\[5\]](#)[\[6\]](#)

In 2010 the mall began to attract tourists to a 34-foot-tall (10 m) [Christmas tree](#) made out of 84 shopping carts.<sup>[7]</sup> The unique tree created by artist Anthony Schmitt originated from Santa Monica, California, where it has been on display every winter season since 1994.<sup>[7]</sup>

### Stores<sup>[edit]</sup>



Main street at the mall

Restaurants include [Elephant Bar](#), [P.F. Chang's](#), and [Red Mango](#). Retail establishments include:<sup>[8]</sup>

- [Aldo](#)
- [Apple Store](#)
- [Aerosoles](#)
- [Athleta](#)
- [Banana Republic](#)
- [Barnes & Noble](#)
- [Bath & Body Works](#)
- [bebe](#)
- [The Body Shop](#)
- [Express](#)
- [EQ3 \(furniture\)](#)

- [Fossil](#)
- [Gap](#)
- [H&M](#)
- [J.Crew](#)
- [Lush](#)
- [Old Navy](#)
- [Pottery Barn](#)
- [Sephora](#)
- [Sunglass Hut](#)
- [Uniqlo](#)
- [Vans](#)
- [Victorias Secret](#)
- [West Elm](#)
- [Williams-Sonoma](#)
- [Zumies](#)

#### **Transportation access**[\[edit\]](#)

The mall has public transport access by [AC Transit](#) local bus line 26 between Emeryville the [Grand Lake District](#) of Oakland via [West Oakland](#), [Downtown](#), and [Lake Merritt](#), furthermore transbay commuter routes C, F, J to the [San Francisco Transbay Terminal](#) and Z [reverse commute](#) from San Francisco to Emeryville.[\[9\]](#) the [Emeryville Amtrak Station](#), and free [Emery-go-Round](#) shuttles on the Shellmound/Powell line to [MacArthur BART station](#) and other areas in the city.[\[10\]](#) Parking, originally free, now costs US\$2–10 depending on the length of stay. The fees have been controversial, as they have been consistently raised over the years.[\[11\]](#)

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## Puerto Madero

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### Puerto Madero

#### [Barrio](#)



Clockwise from top: [ARA Uruguay](#), recycled warehouses made into elegant houses and businesses, the [Costanera Sur Ecological Reserve](#) and the [Puente de la Mujer](#).



Emblem<sup>[1]</sup>



Location of Puerto Madero within Buenos Aires

<b>Country</b>	 <a href="#">Argentina</a>
<b>Autonomous City</b>	<a href="#">Buenos Aires</a>
<b><i>Comuna</i></b>	<a href="#">C1</a>
<b>Area</b>	
• <b>Total</b>	2.1 km <sup>2</sup> (0.8 sq mi)
<b>Population (2010)</b>	
• <b>Total</b>	6,629
• <b>Density</b>	3,200/km <sup>2</sup> (8,200/sq mi)
<b><u>Time zone</u></b>	<a href="#">ART (UTC-3)</a>

**Puerto Madero**, also known within the [urban planning](#) community as the **Puerto Madero Waterfront**, is a [barrio](#) (district) of the [Argentine](#) capital at [Buenos Aires CBD](#), occupying a significant portion of the [Río de la Plata](#) riverbank and representing the latest architectural trends in the city of [Buenos Aires](#).

**History**[\[edit\]](#)

**19th century**[\[edit\]](#)



The construction of "dique 2", 1891.

From its inception, the city of Buenos Aires had a problem accommodating large cargo ships, as per Puerto La Boca, because the shallow river did not allow for direct docking. Instead ships were moored away from the shore and passengers and merchandise were unloaded onto barges and ferries for transport to the pier.

In 1882 the national government contracted the local businessman [Eduardo Madero](#) to take charge of the construction of a new [port](#) which would solve these problems. Construction began in 1887 and was completed in 1897, although the installed fittings had been partially operative some years before completion of the port. It was a costly project and an engineering landmark at the time but ten years after its completion the appearance of larger cargo ships made Puerto Madero obsolete.

The government had to then face the construction of a new port, this time contracting engineer [Luis Huergo](#), whose plans for a port of staggered docks which would open directly onto the [river](#) was among those rejected in the 1880s. His plans resulted in the "Puerto Nuevo" (New Port), still operating today, whose first section opened in 1911.



Edward Taylor's pier, a city landmark from 1855 until the docks' development



The Buenos Aires Harbor around 1915



Partial view of Buenos Aires Harbor



Central Train Station is now part of Puerto Madero

**20th century: from neglect to recovery**[\[edit\]](#)



Argentine sculptor [Lola Mora](#)'s "Font of the Nereids", 1903

The New Port of Buenos Aires was completed in 1926, making the existing Madero docks superfluous. Though these continued to serve in ancillary port functions, the zone gradually decayed, becoming one of the city's most degraded areas, a mixture of warehouses and large tracts of undeveloped land. In 1925, 1940, 1960, 1969, 1971, 1981 and 1985, successive proposals were put forth with the intent of urbanizing the old port, or to demolish it outright; none of these plans came to fruition, however.

On November 15, 1989, the Ministry of Works and Public Services, the Department of the Interior and the City of Buenos Aires signed the acts of incorporation of a joint-stock company denominated

"Corporación Antiguo Puerto Madero" ("Old Puerto Madero Corporation"). Having as objective the [urbanization](#) of the area, the federal and city governments participated as egalitarian partners.

The 170 hectares of the place had overlapping jurisdictions: the General Administration of Ports, Argentine railroads and the "Junta Nacional de Granos" (National Grain Board) had interests in the zone. The signed agreement implied the transference of the totality of the area to the Old Puerto Madero Corporation S.A., whereas the government of the city remained in charge of the urban development regulations.

**21st century**[\[edit\]](#)



Puerto Madero at night

In the 1990s, local and foreign investment led to a massive regeneration effort, recycling and refurbishing the west side warehouses into elegant houses, offices, [lofts](#), private universities, luxurious hotels and restaurants that conform to a gallery of options for this new district in a city that grew up turning its back to the river. Led by the 1999 opening of the [Hilton Buenos Aires](#), luxurious hotels, state-of-the-art multiplex cinemas, theatres, cultural centres, and office and corporate buildings are located mostly in the east side

Puerto Madero has been redeveloped with international flair, drawing interest from renowned architects such as [Santiago Calatrava](#), [Norman Foster](#), [César Pelli](#), Alan Faena, Philippe Starck among others. Today one of the trendiest boroughs in Buenos Aires, it has become the preferred address for growing numbers of young professionals and retirees, alike. Increasing property prices have also generated interest in the area as a destination for foreign buyers, particularly those in the market for premium investment properties.

The neighborhood's road network has been entirely rebuilt, especially in the east side. The layout of the east side consists currently of three wide boulevards running east-west crossed by the east side's main street, Juana Manso Avenue. The layout is completed with some other avenues and minor streets, running both east-west and north-south, and by several pedestrianised streets.

Every street in Puerto Madero is named after women. The [Puente de la Mujer](#) (Women's Bridge), by Spanish architect [Santiago Calatrava](#), is the newest link between the east and west docks of Puerto

Madero; a museum inaugurated in 2008, the [Fortabat Art Collection](#), itself resulted from an initiative by [Amalia Lacroze de Fortabat](#) (the wealthiest woman in Argentina).

Puerto Madero currently represents the largest urban renewal project in the city of Buenos Aires. Having undergone an impressive revival in merely a decade, it is one of the most successful recent waterfront renewal projects in the world.<sup>[2]</sup>

At Puerto Madero Dock 2 (between Azucena Villaflor and Rosario Vera Peñaloza - teacher and La Rioja educator) buildings belonging to the Universidad Católica Argentina stand successively to the west, and the [Faena Hotel+Universe](#) is located to the east of Dock 2. Located on the corner of Aimé Painé (Mapuche Princess and indigenous rights activist) and Rosario Vera Peñaloza, the modern Iglesia Nuestra Señora de la Esperanza was inaugurated in 1996 and is dedicated to the Virgin Mary, who under the title of Stella Maris, or "Star of the Sea", is the patron saint of the Argentine Coast Guard. The docks aligned with Dique 2, between 1400 and 1500 of Avenida Moreau de Justo, are mostly occupied by various apartment buildings and offices of the Universidad Católica Argentina and its Pabellón de las Artes (Arts Pavilion), a space for art showings with access from the pedestrian side of the dock. Here, there are some bars and coffee shops.



Panorama of Puerto Madero. The [Puente de la Mujer](#) can be seen in the background, the original warehouses at right and [high-rise buildings](#) at left.



From another angle and sunset. You can see the renovations and restorations of buildings on the coastline.

**New high-rise construction**[\[edit\]](#)



High-rise condominium towers along Dock 3



Some towers located in the east of the port



Yacht Towers under construction along Dock 4

Numerous new residential high-rises of up to 50 stories have been built facing the [Rio de la Plata](#) since 2000. These include [El Mirador of Puerto Madero Towers](#), [Renoir Towers](#), [El Faro Towers](#), [Chateau Tower of Puerto Madero](#) and [Mulieris Towers](#) amongst others. Many other high-rises that have recently<sup>[[when?](#)]</sup> been inaugurated include the [Le Parc Tower](#) and [Hilton and River View Towers](#). Office and hotel high-rises are also being built such as the [Repsol YPF Headquarters](#) and the Conrad Buenos Aires Hotel & Resort, whose construction is slated to begin at the end of 2008 and completion scheduled for late 2010.<sup>[[3\]](#)]</sup>

Additionally a St. Regis Starwood Hotel is being built in the first *dique*, where the famous nightclub Opera Bay was formerly located, and is scheduled to open in 2013. A large Jumeirah Polo resort will also feature a hotel in Puerto Madero, working conjointly with polo fields outside Buenos Aires.

**Transportation**[\[edit\]](#)

The 2 kilometres (1.2 mi) [Tranvía del Este](#), inaugurated in 2007 and closed in 2012, served the area running parallel to Alicia Moreau de Justo Avenue, along the barrio's western side. The neighborhood is still not well-connected to the city's transit network. Few bus routes run through Puerto Madero, no subway line reaches it and there are currently no official plans to extend the subway network to the neighborhood despite planned further extensions of the [tramway](#) slated to link the [Retiro](#) and [Constitución](#) train stations.<sup>[4]</sup>

### **Expressway controversy**[\[edit\]](#)

An expressway connecting the north and the south of the city through Puerto Madero has long been in the planning stage. Several alternatives have been considered, including elevated, groundlevel, underground, and even an underwater proposal by private developer Julio Torcello, which would have run under the four docks this last proposal was dismissed as impossible to build.<sup>[5][6]</sup> All proposals have been criticised: the elevated and ground level options because they would constitute a barrier between Puerto Madero and the rest of the city, and the underground scheme because of the cost and the negative impact during construction. Placing the expressway between Puerto Madero and the [Buenos Aires Ecological Reserve](#) has also been considered, but has been strongly opposed by environmentalists.<sup>[who?]</sup>

### **Museums and Art Galleries**[\[edit\]](#)

In the neighborhood there are several museums and art galleries, among them [Fortabat Art Collection](#), [Faena Arts Center](#), [De la Cárcova Museum](#).

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**Green Lisi Town** is a 35-hectare (86-acre) [mixed-use development](#) on the lakefront of [Lisi Lake](#) in the southwest of [Tbilisi](#), the capital of the country of [Georgia](#).<sup>[1]</sup> Chairman of [TBC Bank](#), Mamuka Khazaradze's Georgian Redevelopment Company is behind the project,<sup>[2]</sup> in partnership with FMO, the [Netherlands Development Finance Company](#), while architectural firm Andropogon did the master plan and site design.<sup>[3]</sup> The community mixes residential, recreational, educational, and religious uses as well as office space for artists and architects.<sup>[4]</sup> Phase One of Green Lisi Town was already open in 2011.<sup>[4]</sup> As of 2012, the American Academy in Tbilisi (GZAAT) is under construction in Green Lisi Town.<sup>[4]</sup>

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**Beddington Zero Energy Development (BedZED)** is an [environmentally friendly](#) housing development in [Hackbridge](#), [London](#), [England](#). It is in the [London Borough of Sutton](#), 2.0 miles (3 km) north-east of the town of [Sutton](#) itself. Designed to create [zero carbon emissions](#), it was the first large scale community to do so.<sup>[1]</sup>

**BedZED**



BedZED [Ecovillage](#)

**Location** [Hackbridge, London Borough of Sutton](#)

**Coordinates** [51°22′55.5″N](#)  
[00°09′21.67″W](#)[51.382083°N](#)  
[0.1560194°W](#)[Coordinates: \[51°22′55.5″N\]\(#\)](#)  
[00°09′21.67″W](#)[51.382083°N](#) [0.1560194°W](#)

**Status** [Environmentally friendly](#) housing  
development

**Constructed** 2000-2002

**Governing** [Peabody Trust](#)

**Body**



Roofs



Street in BedZED

### Background[[edit](#)]

BedZED was designed by the architect [Bill Dunster](#) to be carbon neutral, [protecting the environment](#)<sup>[1]</sup> and supporting a more sustainable lifestyle. The project was led by the [Peabody Trust](#) in partnership with Bill Dunster Architects, Ellis & Moore Consulting Engineers, [BioRegional](#), [Arup](#) and the cost consultants Gardiner and Theobald. The project was also pioneering by being the first construction project where a [local authority](#) sold land at below market value to make sustainable economically development viable.<sup>[1]</sup>

The 82 homes, and 1,405 square metres (15,120 sq ft) of work space were built in 2000–2002.<sup>[[citation needed](#)]</sup> The project was shortlisted for the [Stirling Prize](#) in 2003.

### Transport[[edit](#)]

Because of BedZED's low-energy-emission concept, cars are discouraged; the project encourages public transport, cycling, and walking, and has limited parking space. There are good rail and bus links in the immediate area.

### Principles[[edit](#)]



BedZED buildings



BedZED facade at dusk



Side of one of the buildings at BedZED



Wind cowls

- [Zero energy](#)—The project is designed to use only energy from renewable sources generated on site. There are 777 square metres (8,360 sq ft) of [solar panels](#). Tree waste fuels the development's [cogeneration](#) plant (downdraft gasifier) to provide [district heating](#) and electricity. The gasifier is not being used, because of technical implementation problems, though the technology has been and is being used successfully at other sites.
- High quality—The apartments are finished to a high standard to attract the urban professional.
- Energy efficient—The houses face south to take advantage of [solar gain](#), are triple glazed, and have high thermal insulation.
- Water efficient—Most rain water falling on the site is collected and reused. Appliances are chosen to be water-efficient and use recycled water when possible. A "[living machine](#)" system of recycling waste water was installed, but is not operating.

- Low-impact materials—Building materials were selected from renewable or recycled sources within 50 miles (80 km) of the site, to minimize the energy required for transportation.
- Waste recycling—Refuse-collection facilities are designed to support recycling.
- Transport—The development works in partnership with the United Kingdom's leading [car-sharing](#) operator, [City Car Club](#). Residents are encouraged to use this [environmentally friendly](#) alternative to car ownership; an on-site selection of vehicles are available for use.
- Encourage eco-friendly transport—Electric and [liquefied-petroleum-gas](#) cars have priority over cars that burn [petrol](#) and diesel, and electricity is provided in parking spaces for charging electric cars.
- A higher reported quality of life, with a strong sense of community

### Performance[\[edit\]](#)

Monitoring conducted in 2003<sup>[2]</sup> found that BedZED had achieved these reductions in comparison to UK averages:

- Space-heating requirements were 88% less.
- Hot-water consumption was 57% less.
- The [electrical power](#) used, at 3 [kilowatt hours](#) per person per day, was 25% less than the UK average; 11% of this was produced by solar panels.<sup>[3]</sup> The remainder normally would be produced by a [combined-heat-and-power](#) plant fuelled by wood chips, but the installation company's financial problems have delayed use of the plant.
- [Mains-water](#) consumption has been reduced by 50%, or 67% compared to a power-shower household.
- The residents' car mileage is 65% less.

### Problems[\[edit\]](#)

A review of the BedZed development in 2010<sup>[4]</sup> drew mainly positive conclusions. Residents and neighbours were largely happy. However, a few significant failures were highlighted, for example:

- The biomass wood chip boiler (biomass gasifier) was no longer in operation and the backup power source, a gas boiler, was now used.<sup>[4]</sup> The downdraft wood chip gasifier CHP (combined heat and power) had reliability problems due to technical problems and the intermittent schedule of operation (no late-night operation) imposed by the local authority.<sup>[5]</sup>
- The 'Living Machine' water recycling facility had been unable to clean the water sufficiently. The cost of the facility also made it unviable.<sup>[4]</sup>
- Passive heating from the sunspaces had been insufficient.
- Despite best efforts, residents were on average still leaving an [ecological footprint](#) of 1.7 planets, which is more than the target of 1.0 planet (but much less than the UK average of 3 planets).<sup>[4]</sup>

## Awards[[edit](#)]

- 2001 - Housing Design Award for sustainability, from the [Royal Institute of British Architects](#)
- 2001 - [Evening Standard](#) New Homes Awards – BedZED won the London Lifestyle award. "Ambitious and brave, and a model for future developments"
- 2001 - UK Solar Awards, run by Energy 21, for BedZED – "perhaps the most influential of all housing projects this century".
- 2002 - [World Habitat Awards](#) – BedZED was a finalist.
- 2003 - [Office of the Deputy Prime Minister](#) Award for sustainable communities – BedZED was short listed with 3 other projects.
- 2003 - [Stirling Prize](#) – BedZED was short listed
- 2003 - [RIBA](#) journal sustainability award - the judges said "BedZED goes way beyond the standard environmental checklist by challenging both the way we live and work... Until now, pioneering communities have often been attained at the expense of architectural ambition but at BedZED the architects have been highly innovative." <sup>[6]</sup>
- 2003 - [Housing Design Awards](#) – BedZED won a 'Completed Scheme' award.
- 2003 - [Ashden Awards](#) - for projects building on the experience of BedZED<sup>[7]</sup>
- 2002 - [Energy Globe Award](#) – international award recognising BedZED as the foremost example of sustainable energy in building and housing.
- 2002 - Building Services Award for innovation.
- 2004 - Bremen Awards Special Commendation
- 2004 - [Civic Trust](#)'s sustainability award
- 2005 - Sutton and Cheam Society Design award.



## **An Invitation to “Provide Input” to the Community Development Department and Discuss Potential Amendments to the City’s Existing Mixed Use Policies and Development Regulations/Standards within the City’s “General Plan” and “Zoning Ordinance”**

**Meeting Date:** Tuesday, January 12, 2016  
**Meeting Time:** 3:30 PM to 5:30 PM  
**Meeting Location:** Redondo Beach City Hall Door “E”  
Planning Division Conference Room  
415 Diamond Street  
Redondo Beach, CA 90277

### **Background-Purpose...**

The Mayor and City Council have adopted a Strategic Plan Objective directing the Community Development Department to investigate and report on the existing Mixed Use policies and development regulations/standards within the City’s “General Plan” and “Zoning Ordinance”.

The purpose of this investigation is to determine whether the need exists to make changes/modify current Mixed Use policies and development regulations/standards.

**We need your input and guidance as industry professionals to weigh in on potential changes being considered. In preparation of our meeting, we have attached the City’s current Mixed Use Regulations and a recent Planning Commission staff report on this matter.**

### **Attachments:**

1. The City’s existing Mixed Use General Plan Policies and Zoning Ordinance Regulations and Standards
2. Planning Commission Administrative Report, December 17, 2015: “Overview and Discussion of Mixed Use Zoning Districts and Development Regulations/Standards”

The City encourages the participation of persons with disabilities in all services, activities and programs provided by the City. For questions or additional information on the meeting, or for those individuals who require a reasonable accommodation in order to participate in the meeting, please contact Lina Portolese at (310) 318-0637 x1-2934.



# Mixed Use Development

Mixed Use Development Industry Professionals

**Input, Comments, and Guidance from Mixed Use Industry Professionals**

**Discussion of Mixed Use Zoning Districts,  
Development Policies/Regulations/Standards**

Policy Meeting, January 12, 2016

# Strategic Plan Objective: Potential Amendments to the Mixed Use Section of the Municipal Code.

- **October 14, 2015-**

- The Mayor and City Council adopted a Strategic Plan Objective to investigate and report on existing Mixed Use policies and development regulations/standards.
- This “investigation” of Mixed Use regulations is part of the Mayor and Council’s larger effort to consider either a “comprehensive” or “living” (incremental) update of the General Plan.

- **Purpose-**

- To determine if the need exists to make changes/modify current Mixed Use policies and development regulations/standards.
  - If so- “**What**” would be the objectives of any changes and “**How**” might we change the regulations to achieve any new objectives?

- **Goal-**

- Provide Staff and the Planning Commission with the benefit of input/insight from MU Industry Professionals .

# Today's Mixed Use Roadmap

- Types of MU.
- Why we have MU in RB.
- Where is MU permitted and existing in RB.
- When were the Mixed Use development regulations/standards amended?
  - What were the nature of the changes made and why?
- Brief Recap of the December 17, 2015 Planning Commission Meeting
  - “Subject Areas” identified.
- Walk through the existing MU Ordinance
  - Highlight of the “Subject Areas”.
- Comparison of RB’s existing MU regulations with other jurisdictions.
- Mixed Use Discussion/Recent concerns?
- Input?

# What are types of Mixed Use Development?

- No one particular prototype – many forms
- **Village Cluster** – horizontal or vertical
  - Horizontal – shops and services located central to surrounding higher density residential
  - Vertical – residences located above shops and services
- **Neighborhood Commercial**
  - Convenience goods and services in otherwise strictly residential area
- **Main Street Residential/Commercial**
  - 2-3 story buildings with residential units above and commercial units on the ground floor facing the street
- **Office Convenience or Office/Residential**
- **Shopping Mall Conversion**
  - Residential and/or office units added (adjacent) to an existing standalone shopping mall
- **Live/Work**
  - Residents operate small businesses on the ground floor of the building where they live

# Why do we have Mixed Use Development?

- **Revitalize under-performing commercial at key nodes close to shops and services and well served by transit**
- **Protect R-1, R-2 from up zoning that may otherwise be required pursuant to State housing laws**
- Allow for new and continued exclusive commercial use of a property while providing the opportunity to include residential use.
- Promote sustainable infill development
- Buffer commercial uses to lower intensity residential neighborhoods
- Reduce VMT, reduce traffic
- Improve community health and well-being
- Standards updated 2011



# Where is Mixed Use allowed?

## **Seven (7) locations within the City:**

### Primary Areas

- **Zone MU-3A, PCH / Palos Verdes Blvd**
- **Zone MU-3, PCH / Torrance Blvd (Garnet to Pearl)**
- **Zone MU-1, Artesia Blvd (Aviation Way and Blossom Lane)**
- Zone CR, The South Bay Galleria

### Sub-Areas

- Zone MU-3C, 200 block of Avenue I (Riviera Village)
- Zone MU-3B, Southwest corner of PCH and Diamond
- Zone MU-2, Salvation Army site



# Existing Mixed Use Developments



200 Block Avenue I – 12 units above Commercial



1800 PCH – 98 Residences over 20,000 sq. ft. Commercial

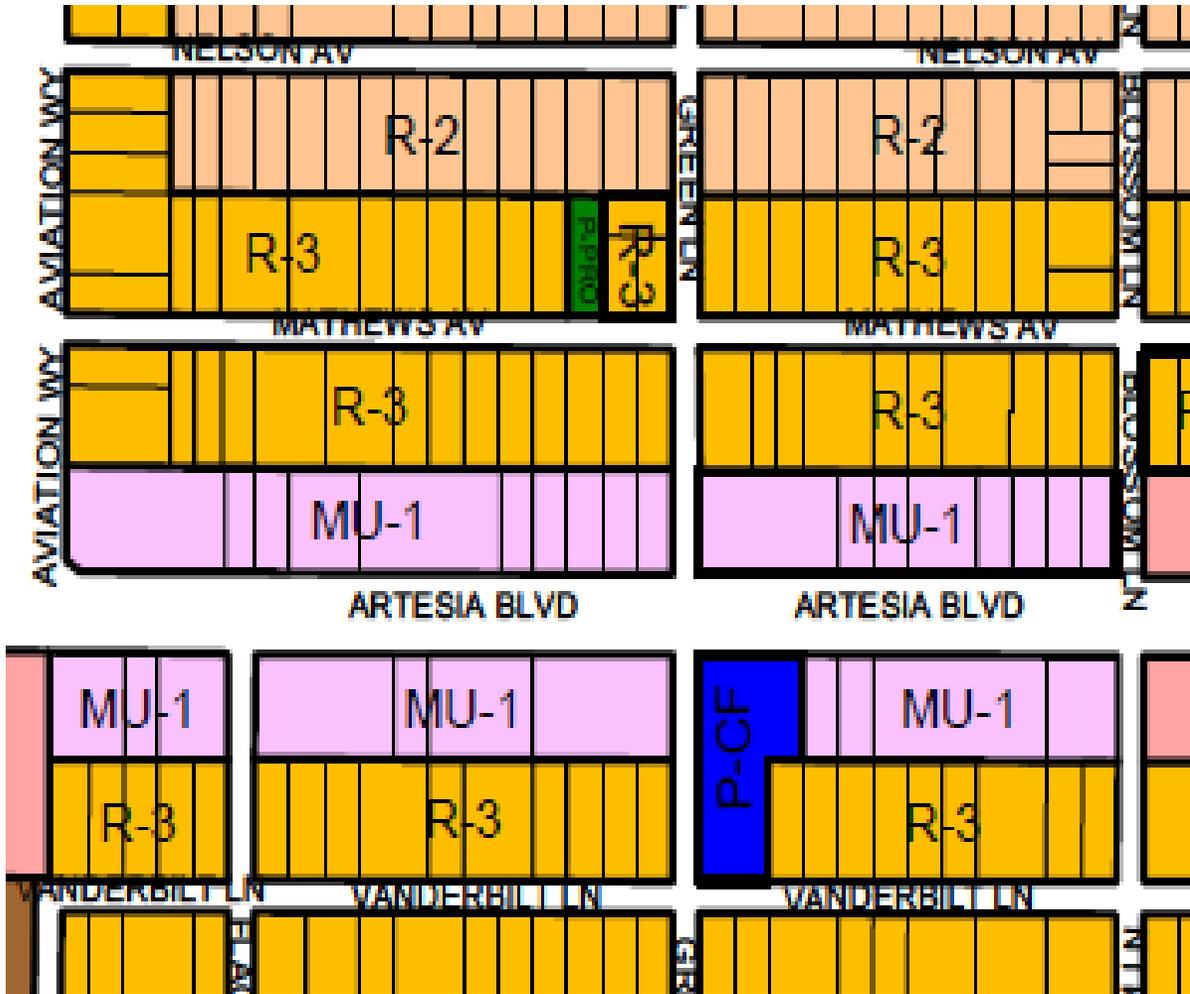
# Zone MU-3



Older Mixed Use at Torrance Blvd. and PCH



# Artesia Boulevard Mixed Use Node

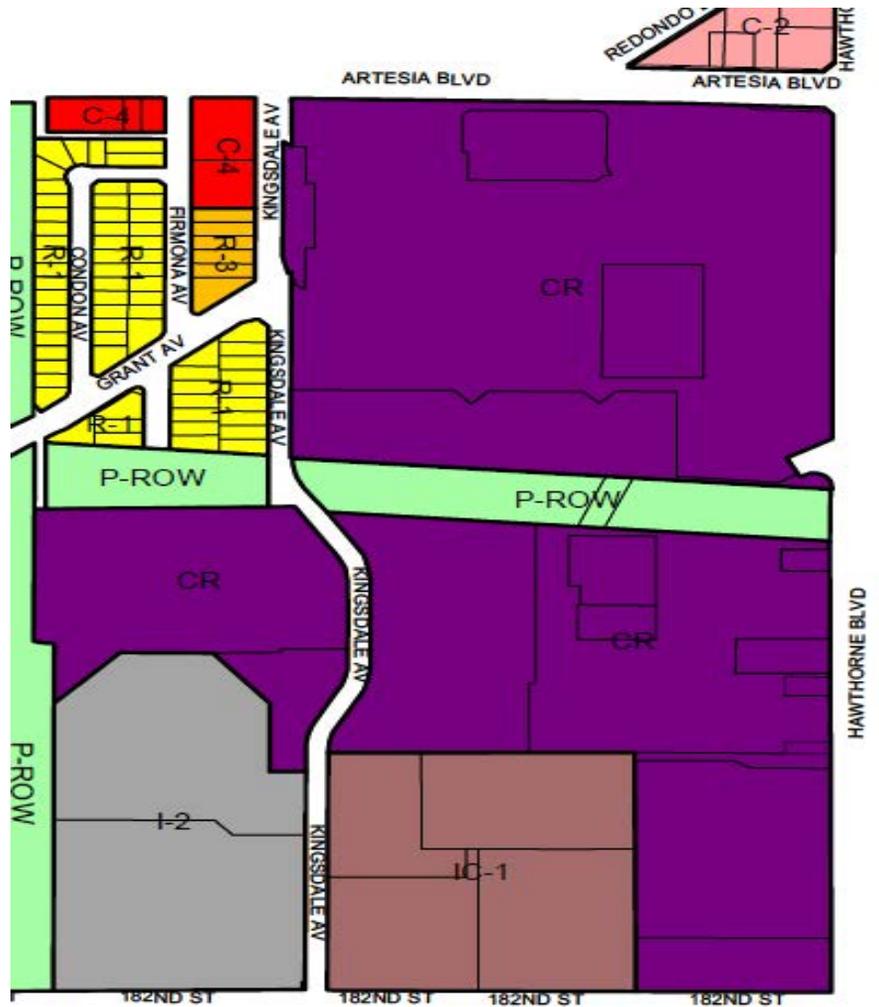


Artesia Boulevard Between Aviation Way and Blossom Lane



2001 Artesia Boulevard

# Commercial Regional Zone- South Bay Galleria



When were the Mixed Use development regulations/standards amended and for what reason?

## Zoning Ordinance Amendments:

- **2010-2011:** Thorough investigation and examination for Significant Amendments:
  - **Specific Purposes added:**
    - Primary character of MU should be commercial;
    - Public Open Space requirement was added, Minimum 10% of FAR.
  - **Hotels:** Added as a conditionally permitted use.
  - **Offices:**
    - Previous development regulations only permitted offices on the ground floor to the rear of other permitted retail or service uses, or on the second floor.
    - Due to high vacancy rates of commercial uses on the ground floor the previous restrictions were changed to allow up to 50% of the ground floor frontage commercial space to be developed with Office.

# When were the Mixed Use development regulations/standards amended and for what reason?

## Zoning Ordinance Amendments (Continued):

- **Residential Density:**

- Currently a max of one (1) unit per 1,245 sf of lot or approximately 35 DU/AC is permitted;
- Due to concerns raised by public and planning commissioners, traffic and parking, in 2010 the Planning Commission proposed reductions to one (1) unit per 1,452 sf of lot or approximately 30 DU/AC.
  - City Council supported the recommendation to reduce residential densities in MU Zones from 35 to 30 DU/AC however due to the requirement that the change would trigger a general election did not approve the reduction in density.
  - Any change would trigger the need for a an election on the mater.

- **Minimum Lot Size:**

- Currently the standard states that no projects containing both commercial and residential uses shall be permitted on lots with less than 15,000 square feet of lot area.

When were the Mixed Use development regulations/standards amended and for what reason?

## **Zoning Ordinance Amendments (Continued):**

- **Building Height:**

- Prior code allowed MU development to 45’;
- The maximum height is currently 38’ with a provision for 45’ on portions of the lot as determined by the PC.
  - MU-2 and MU-3C are still 45’.

- **Usable Public Open Space:**

- The prior code did not contain a requirement for Usable Public Open Space.
  - Due to concerns regarding a general lack of public open space.
- The current standard requires MU developments develop 10% of their FAR as Usable Public Open Space defined as “Public Plazas”, “Public Walkways”, and other “Public Spaces”;
  - Areas must be at least 10’ in width to qualify.

When were the Mixed Use development regulations/standards amended and for what reason?

## **Zoning Ordinance Amendments (Continued):**

- **Visitor Parking Requirements:**
  - The prior visitor parking space requirements for mixed-use dwelling units were the same as for non-mixed-use units.
  - To address the concerns of the public regarding the lack of visitor parking spaces in mixed-use projects:
    - Current visitor parking regulations require additional visitor parking spaces if determined necessary by the PC due to unique characteristics of the project and/or the surrounding neighborhood.



# What are the existing Zoning Ordinance Development Standards for Mixed Use development?

Development Standards	MU-1	MU-2	MU-3	MU-3A	MU-3B	MU-3C	CR
Building Height Commercial	30'	30'	30'	30'	30'	45'	60**
Building Height Mixed Use	38'	45'	38'	38'	38'	45'	60**
	45' for portions subject to PCDR Approval.		45' for portions subject to PC Approval.	45' for portions subject to PCDR Approval.	45' for portions subject to PCDR Approval.		
Building Height Residential	38'	45'	"Residential Only" not permitted.	"Residential Only" not permitted.	"Residential Only" not permitted.	"Residential Only" not permitted.	"Residential Only" not permitted.
	45' for portions subject to PC Approval.						
Stories Commercial	Two (2)	Two (2)	Two (2)	Two (2)	Two (2)	Three (3)	Four (4)
Stories Mixed Use	Three (3)	Three (3)	Three (3)	Three (3)	Three (3)	Three (3)	Four (4)
Stories Residential	Three (3)	Three (3)	"Residential Only" not permitted.	"Residential Only" not permitted.	"Residential Only" not permitted.	"Residential Only" not permitted.	"Residential Only" not permitted.

## What are the existing Zoning Ordinance Development Standards for Mixed Use development?

Development Standards	MU-1	MU-2	MU-3	MU-3A	MU-3B	MU-3C	CR
Front Setback Minimum	5' Average. No < 3'.*	15'.**	10'. Unenclosed features may project 7' into setback.*	10'. Unenclosed features may project 7' into setback.*	10'. Unenclosed features may project 7' into setback.*	3'.**	As determined by PC (PCDR).
Front Setback Maximum	No > 15' for 50% of Frontage.	No > 15' for 50% of Frontage.	No > 15' for 50% of Frontage.	No > 15' for 50% of Frontage.	No > 15' for 50% of Frontage.	No > 10' for 50% of Frontage.	As determined by PC (PCDR).
Side Setback	Street side 10'. Interior side 0'. Adjacent to Residential 20' or as per PCDR.	Street side 10'. Interior side 0'.	Street side 10'. Interior side 0'. Adjacent to Residential 20' or as per PCDR.	Street side 10'. Interior side 0'. Adjacent to Residential 20' or as per PCDR.	Street side 10'. Interior side 0'. Adjacent to Residential 20' or as per PCDR.	Street side 10'. Interior side 0'. Adjacent to Residential 20' or as per PCDR.	As determined by PC (PCDR).
Rear Setback	0'. Adjacent to Residential 20' or as per PCDR.	10'.	0'. Adjacent to Residential 20' or as per PCDR.	0'. Adjacent to Residential 20' or as per PCDR.	0'. Adjacent to Residential 20' or as per PCDR.	0'. Adjacent to Residential 20' or as per PCDR.	As determined by PC (PCDR).
Second Story Setback	15' from any street lot line.	25' from any street lot line.	18' from any street lot line.	18' from any street lot line.	18' from any street lot line.	All residential Per PC.	As determined by PC (PCDR).
Third Story Setback	Within 30' of PL, setback 5' from 2 <sup>nd</sup> floor building face.	Within 30' of PL, setback 5' from 2 <sup>nd</sup> floor building face.	Within 30' of PL, setback 5' from 2 <sup>nd</sup> floor building face.	Within 30' of PL, setback 5' from 2 <sup>nd</sup> floor building face.	Within 30' of PL, setback 5' from 2 <sup>nd</sup> floor building face.	Within 30' of PL, setback 5' from 2 <sup>nd</sup> floor building face.	As determined by PC (PCDR).

# What are the existing Zoning Ordinance Development Standards for Mixed Use development?

Development Standards	MU-1	MU-2	MU-3	MU-3A	MU-3B	MU-3C	CR
Outdoor Living Space	Minimum 200 sf per DU.	Minimum 200 sf per DU.	Minimum 200 sf per DU.	Minimum 200 sf per DU.	Minimum 200 sf per DU.	Minimum 200 sf per DU.	Minimum 200 sf per DU.
Usable Public Open Space*	10% of FAR.	No Usable Public Open Space Requirement.	10% of FAR.				
General Regulations	Per Article 3.	Per Article 3.	Per Article 3.	Per Article 3.	Per Article 3.	Per Article 3.	Per Article 3.
Parking Regulations	Per Article 5.	Per Article 5.	Per Article 5.	Per Article 5.	Per Article 5.	Per Article 5.	Per Article 5.
Sign Regulations	Per Article 6.	Per Article 6.	Per Article 6.	Per Article 6.	Per Article 6.	Per Article 6.	Per Article 6.
Landscaping Regulations	Per Article 7.	Per Article 7.	Per Article 7.	Per Article 7.	Per Article 7.	Per Article 7.	Per Article 7.
Procedures	Per Article 12.	Per Article 12.	Per Article 12.	Per Article 12.	Per Article 12.	Per Article 12.	Per Article 12.
Coastal Development Permits	Not Applicable	Per Article 10.	Per Article 10.	Not Applicable	Per Article 10.	Per Article 10.	Not Applicable

# Comparative Summary Table – Mixed Use

DEVELOPMENT STANDARD	REDONDO BEACH	HERMOSA BEACH	SAN CLEMENTE	JEFFERSON SUB-AREA, DWNTOWN SAN DIEGO	MANHATTAN BEACH	IRVINE	ISLA VISTA, SANTA BARBARA
<b>Lot Area:</b>	15,000sf	No standard set	6,000sf	6,000sf	No Standard set	10,000sf	7,000sf min lot width 65 feet
<b>F.A.R: Mixed-Use Project</b>	1.5	No standard set	0.75, 1.0 with public benefit	No standard set	1.5	No standard set	No standard set
<b>Density: Residential within Mixed Use Project</b>	1 dwelling unit per 1,245sf (35 DU/AC)	No standard set	1 dwelling unit per 1,200sf (36 DU/AC)	1 dwelling unit per 1,750sf (25 DU/AC)	1 dwelling unit per 1,125sf (39 DU/AC)	No standard set	1 dwelling unit per 968sf (45 DU/AC)
<b>Building Height</b>	38ft to 45ft	30ft	No standard set	36ft	30ft	Cannot exceed 200ft above ground level or 200ft above airport elevation,	40ft
<b>Stories Allowed</b>	3 stories	No standard set	3 stories for lots greater than 12,000sf, otherwise 2 stories	3 stories	3 stories	No standard set	3 stories

# Mixed Use Discussion

- The Community Development Department was directed to look at the issue of Mixed-Use development standards to see if they are still appropriate for our community.
  - **Do the current development standards act as an impediment for local businesses?**
  - **Are the current standards allowing high density development not compatible with the neighborhood scale and needs?**
  - **Past mixed use projects have yielded mixed results.**

# Mixed Use Discussion

- Mixed Use Discussion (**Continued**):
  - Specific issues have been repeatedly debated due to varying concerns regarding potential impacts on surrounding properties:
    - Residential density;
    - Allowable height;
    - Allowable FAR for commercial uses;
    - Parking;
    - Project design; and
    - Automobile access.

## Mixed Use Discussion

- Mixed Use Discussion (**Continued**):
  - Population growth is inevitable:
    - At the same time there is a growing scarcity of available land, high density development is one of the best means to respond to this problem.

# Zoning Standards Citywide: Story, Height, Density Limitations

Zone	Story Limit	Height Limit	Density
R-1	2 stories	30'	1 unit per lot unless qualifies for 2 <sup>nd</sup> Unit.
R-2	2 stories	30'	2,984 sf of lot per DU. (15 DU/AC)
R-3, R-3A	2 stories	30'	2,490 sf of lot per DU. (18 DU/AC)
RMD	2 stories	30'	1,870 sf of lot per DU. (23 DU/AC)
RH-1	2 stories	30'	1,556 sf of lot per DU. (28 DU/AC)
RH-2	3 stories	35'	1,556 sf of lot per DU. (28 DU/AC)
RH-3	3 stories	35'; 45' with Density Bonus.	1,556 sf of lot per DU. (28 DU/AC)
MU-1	3 stories	38'; 45' with PCDR.	1,245 sf of lot per DU. (35 DU/AC)
MU-2	3 stories	45'	1,245 sf of lot per DU. (35 DU/AC)
MU-3	3 stories	38'; 45' with PCDR.	1,245 sf of lot per DU. (35 DU/AC)
MU-3A	3 stories	38'; 45' with PCDR.	1,245 sf of lot per DU. (35 DU/AC)
MU-3B	3 stories	38'; 45' with PCDR.	1,245 sf of lot per DU. (35 DU/AC)
MU-3C	3 stories	38'; 45' with PCDR.	1,245 sf of lot per DU. (35 DU/AC)
CR	4 stories	60' (GP allows up to 100')	1,245 sf of lot per DU. (35 DU/AC)

Existing General Plan Goals-Objectives-Policies for Mixed Use Development

<b>Issue</b>	<b>WHAT TYPES OF LAND USE SHOULD BE PERMITTED IN THE CITY OF REDONDO BEACH?</b>
<b>Goal 1A General</b>	Provide for the types and mix of land uses necessary to serve the needs of existing and future residents.
<b>Objective 1.1</b>	Ensure that lands are designated to accommodate the housing, commercial, employment, educational, recreational, cultural, social, and aesthetic needs of the residents and that they are developed to maintain and enhance the quality and character of the City awareness, efficient planning, and effective response to these continually evolving issues.
<b>Objective 1.2</b>	Provide for the continuation of existing and new development of housing to meet the diverse economic and physical needs of the City's residents.
<b>Policies 1.2.3</b>	Allow for the development of housing types intended to meet the special needs of senior citizens, the physically challenged, and low and moderate income households in areas classified as Multi-Family Residential (“R-2,” “R-3,” “RMD,” and “RH”), Mixed Use (“MU-1,” “MU-2,” and “MU-3”) and Commercial Regional (“CR”) on the Land Use Plan map provided that they are designed to be compatible with adjacent residential structures and other areas designated for other categories of use provided that no substantial adverse impacts will occur ( <i>II.1</i> ).
<b>Policies 1.2.4</b>	Allow for the development of housing for senior citizens by permitting such housing to vary from the development standards in the zone in which it is located (subject to approval of a Conditional Use Permit and Planning Commission Design Review) in areas classified as Multi-Family Residential (“R-3,” “RMD,” and “RH”), Commercial (“C-2,” “C-3” and “C-4”), Mixed Use (“MU-1,” “MU-2,” and “MU-3”) and Commercial Regional (“CR”) on the Land Use Plan map provided that a) it is appropriate at the proposed location; b) it is located within a reasonable walking distance of commercial retail, professional, and social and community services patronized by senior citizens, or has its own private shuttle bus that will provide daily access to these services, or be within a reasonable walking distance of a bus or transit stop providing access to these services; and c) the project includes units affordable to lower-income or moderate-income households to the extent feasible.

Existing General Plan Goals-Objectives-Policies for Mixed Use Development

<p><b>Goal 1H</b> <b>General Corridor</b></p>	<p><b>Artesia Boulevard:</b> Continue and enhance existing commercial districts which contribute revenue to the City and are compatible with adjacent residential neighborhoods.</p> <p>In addition to establishing policies to assure quality design, the principal strategy for Artesia Boulevard is to divide the corridor into four sub-areas. This has been done in an attempt to change Artesia Boulevard from a long, largely undifferentiated corridor into distinct Sub-areas, each with its own functional and design emphasis. Each sub-area was developed to be compatible with the prevailing character of existing development and to enhance trends that were already occurring.</p> <p>The implementation of these sub-areas should allow future development in each area to be more coordinated and compatible, while creating a discernible pattern of diversity as one travels the length of the corridor.</p>
<p><b>Objective 1.15</b></p>	<p>Provide for the evolutionary development of Artesia Boulevard into four distinct sub-areas which reflect and reinforce the existing primary activity areas and adjacent land uses, are oriented and accessible to the needs of nearby residents, and differentiated by use, density/intensity, and physical form and character.</p>
<p><b>Policies 1.15.1</b> <i>Function and Permitted Uses</i></p>	<p>Accommodate land uses and provide for a physical form and scale of development which differentiates Artesia Boulevard into the four following sub-areas: Blossom Lane to west of Flagler Lane: developed as a mixed-use node, integrating residential with community-serving commercial uses (Sub-Area 3);</p>
<p style="text-align: center;"><b>Artesia Boulevard Corridor</b></p> <p style="text-align: center;"><b>Sub-Area 3: Mixed-Use Corridor-Blossom to West of Flagler Lane</b></p> <p>This is one of several areas within the City that has been designated for "mixed use." The mixed use designation permits commercial development by itself (and is therefore a commercial designation), but also permits the option of constructing residential units on the upper floors of a development with commercial uses on the ground floor. To complement the incorporated residential units, an emphasis is placed on a "pedestrian-oriented" character of the commercial component as described under the preceding sub-area.</p> <p>The concept of mixing commercial and residential uses has been gaining in popularity in many cities. Traditional planning practice has dictated that residential uses should be physically separated and buffered from other types of "conflicting" uses. More recent experience, however, has shown that when properly planned and designed, mixed use</p>	

## Existing General Plan Goals-Objectives-Policies for Mixed Use Development

developments can create a unique and positive environment for residents and businesses alike.

In mixed use developments, residential units are located and designed to provide sufficient privacy and security, while commercial uses are located and designed to provide easy accessibility and good visibility to the public.

While separated in this manner, the two types of uses also enjoy the benefits of their mutual proximity. For residents, they have the convenience and added dimension of having desirable retail businesses within a short walk. For businesses, they can draw vitality from having a "round-the-clock" source of patronage. This adds a type of "energy" to a development that would not exist if it were strictly commercial.

There are also several other potential benefits of mixed use development. These include (1) enhancing the opportunities for redevelopment of an area that may be currently lacking in vitality; (2) introducing a new and interesting form of development into the city; (3) increasing affordable housing opportunities and providing an alternative type of housing; and (4) helping to curb traffic congestion by decreasing the need for automobile trips.

This segment of Artesia Boulevard was designated for mixed use primarily because it is in substantial need of revitalization, and mixed use is viewed as a viable means of achieving this. Within this area only ("MU-1"), an option has also been provided for strictly residential development, provided that the entire side of a block is developed for this use. This is intended to provide yet another option for the revitalization of this area.

<b>Objective 1.18</b>	Provide for the development of local-serving pedestrian-oriented commercial uses and integration of multi-family residential on the upper floors or in intervening clusters along the corridor, provided that they are compatible with adjacent commercial uses.
<b>Policies 1.18.1 <i>Permitted Uses</i></b>	Accommodate the development of pedestrian-oriented retail, professional office, and other related land uses as permitted by Policies 1.16.1 and 1.17.2 on parcels designated as "MU-1" ( <i>II.1</i> ).
<b>Policies 1.18.2 <i>Permitted Uses</i></b>	Accommodate residential uses on the second floor or higher of structures developed with commercial uses on the lower levels on parcels designated as "MU-1" ( <i>II.1</i> ).
<b>Policies 1.18.3 <i>Permitted Uses</i></b>	Allow for the development of multi-family residential uses where the entirety of the block frontage is developed for this use on parcels designated as "MU-1" ( <i>II.1</i> ).
<b>Policies 1.18.4 <i>Density/ Intensity and Height</i></b>	Permit development of sites exclusively for commercial uses to a maximum intensity of a floor area ratio of 0.5 and height of two stories (30 feet) ( <i>II.1</i> ).

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<p><b>Policies 1.18.5</b> <i>Density/ Intensity and Height</i></p>	<p>Permit the development of mixed-use structures integrating residential with commercial uses to a maximum intensity of a floor area ratio of 1.5 and three stories (45 feet), providing that:</p> <ul style="list-style-type: none"> <li>a. all floor area exceeding the ratio of 0.7 is developed for residential units;</li> <li>b. the maximum residential density does not exceed 35 units per net acre; and</li> <li>c. a minimum floor area ratio of 0.3 is developed for commercial uses <b>(II.1)</b>.</li> </ul>
<p><b>Policies 1.18.6</b> <i>Density/ Intensity and Height</i></p>	<p>Permit the development of sites exclusively for residential uses to a maximum density of 35 units per net acre and three stories (45 feet) provided that the entire designated block frontage is developed for this use <b>(I 1.1)</b>.</p>
<p><b>Policies 1.18.7</b> <i>Design and Development</i></p>	<p>Require that commercial and mixed-use structures be designed to promote pedestrian activity in accordance with Policy 1.17.5 <b>(II.1, II.7, I 1.18)</b>.</p>
<p><b>Policies 1.18.8</b> <i>Design and Development</i></p>	<p>Require that mixed-use (commercial and residential) structures be designed to mitigate potential conflicts between the commercial and residential uses (e.g., noise, lighting, security, and automobile access) and provide adequate amenities for residential occupants <b>(II.1, II.7, II.18)</b>.</p>
<p><b>Policies 1.18.9</b> <i>Design and Development</i></p>	<p>Require that building elevations above the second floor be set back in accordance with Policy 1.16.3 <b>(II.1)</b>.</p>
<p><b>Policies 1.18.10</b> <i>Design and Development</i></p>	<p>Require that sites developed exclusively for residential use incorporate elements to ensure their compatibility with adjacent commercial uses, including the following:</p> <ul style="list-style-type: none"> <li>a. buffer the residential from the commercial use by the use of walls, landscape, horizontal and vertical setbacks;</li> <li>b. adequately mitigate the noise, traffic, and lighting impacts of adjacent commercial uses;</li> <li>c. provide passive recreation open space on-site;</li> <li>d. provide adequate security; and</li> <li>e. prevent impacts on the integrity and continuity of other commercial uses <b>(II.1, II.7, II.8)</b>.</li> </ul>
<p><b>Policies 1.18.11</b> <i>Design and Development</i></p>	<p>Require that projects developed exclusively for residential use be designed and sited to convey a high quality character in accordance with Policy 1.13.3 <b>(II.1, II.7, II.18)</b>.</p>

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<b>Policies 1.18.12</b> <i>Design and Development</i>	Require that sites exclusively developed for residential use provide on-site open space amenities which are designed and sized to be accessible to and usable by tenants <b>(II.1)</b> .
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Existing General Plan Goals-Objectives-Policies for Mixed Use Development

<p><b>Goal 1H</b> <b>General Corridor</b></p>	<p><b>Pacific Coast Highway:</b> Continue and enhance existing commercial districts which contribute revenue to the City and are compatible with adjacent residential neighborhoods.</p> <p>Pacific Coast Highway is South Redondo's main commercial street and north-south artery. Previously, almost the entire length of Pacific Coast Highway was under one commercial zoning designation. In the development of the General Plan, one of the objectives for Pacific Coast Highway was to differentiate sections of the corridor in terms of both the types and intensities of uses. The intent of this strategy was to (1) provide aesthetic relief and contrast along this long linear corridor, and (2) enhance the economic vitality of the corridor by "breaking up" the supply of land for different uses.</p> <p>The economic study prepared for the General Plan showed that there was too much commercial development capacity in relation to forecasted demand. By changing some portions of Pacific Coast Highway to multiple-family residential, this creates a better balance between the supply of land and the economic demand for commercial and residential uses</p>
<p align="center"><b>Sub-Area 1: Mixed-Use Node-Palos Verdes Boulevard and South</b></p> <p>For a general discussion of mixed use development, see Artesia Boulevard: Sub-Area 3.</p> <p>This area was designated for mixed use development ("MU-3") primarily because of its physical suitability for development of this scale. In particular, this area features lot depths in excess of 300 feet and is adjoined to the rear by high density apartment complexes situated at a higher elevation. Because of these factors, this area is more capable of supporting larger scale, higher intensity development without creating undue impacts. This fairly large area also provides a significant opportunity for the production of new affordable multiple-family housing.</p> <p>The standards for this area include a few differences from other mixed use areas. These are (1) residential units can be developed on the ground floor of buildings located behind buildings with ground floor commercial uses; and (2) the minimum commercial floor area ratio of 0.3 applies only the first 130 feet of property depth. These standards were instituted since it was not felt to be economically or physically practicable to extend commercial uses entirely to the rear of these relatively deep sites.</p>	
<p><b>Objective 1.21</b></p>	<p>Provide for the development of community-serving retail and office commercial and mixed-use projects integrating residential with commercial uses southeast of Palos Verdes Boulevard as a primary activity center of the City.</p>

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<p><b>Policies 1.21.1</b> <i>Permitted Uses</i></p>	<p>Accommodate the development of pedestrian-oriented retail, professional office, and related land uses as permitted by Policies 1.16.1 and 1.17.2 on parcels designated as “MU-3” (II.1).</p>
<p><b>Policies 1.21.2</b> <i>Permitted Uses</i></p>	<p>Accommodate residential uses according to the following standards: a. along the street frontage: on the second floor or higher of structures developed with commercial uses on the lower levels; and b. structures located behind street-facing mixed retail and residential buildings: on any floor (including the ground floor) or on the second level or higher with retail or parking located on the ground floor (II.1).</p>
<p><b>Policies 1.21.3</b> <i>Density/Intensity and Height</i></p>	<p>Permit development of sites exclusively for commercial uses to a maximum intensity of a floor area ratio of 1.0 and height of two stories (30 feet) (II.1).</p>
<p><b>Policies 1.21.4</b> <i>Density/Intensity and Height</i></p>	<p>Permit the development of mixed-use structures integrating residential with commercial uses to a maximum intensity of a floor area ratio of 1.5 and three stories (45 feet), providing that: a. all floor area exceeding the ratio of 0.7 is developed for residential units; b. the maximum residential density for “market-rate” units does not exceed 35 units per net acre; c. residential densities exceeding 35 units per net acre shall be developed for units affordable for low and moderate income households; and d. a minimum floor area ratio of 0.3, applied to the first 130 feet of property depth from Pacific Coast Highway, is developed for commercial uses. (This shall not be interpreted to limit the siting of commercial uses to the first 130 feet of lot depth) (I 1.1).</p>
<p><b>Policies 1.21.5</b> <i>Design and Development</i></p>	<p>Require that commercial and mixed-use structures be designed to promote pedestrian activity in accordance with Policy 1.17.5 (II.1, II.7, I 1.18).</p>
<p><b>Policies 1.21.6</b> <i>Design and Development</i></p>	<p>Require that mixed-use structures be designed to mitigate potential conflicts in accordance with Policy 1.18.8 (II.1, II.7, II.18).</p>
<p><b>Policies 1.21.7</b> <i>Design and Development</i></p>	<p>Require that new development be sited and designed to convey a “village” character, including the: a. siting of structures on common pedestrian walkways, courtyards, and other open spaces; b. incorporation of arcades and other setbacks along the street frontage;</p>

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	<p>c. use of multiple building volumes and masses to reduce the “sense” of large scale “boxes” and create a visual fabric of multiple buildings;</p> <p>d. incorporation of extensive facade modulation and articulation and design details;</p> <p>e. use of roofline and height variations to break up massing and provide visual interest;</p> <p>f. use of unified architectural design styles;</p> <p>g. clear identification of building entrances;</p> <p>h. extensive use of landscape (planting beds, raised planters, containers, or window boxes) which provides a three-dimensional character; and</p> <p>i. use of pedestrian-oriented signage (e.g., projecting signs) (<i>II.1, II.7, I 1.18</i>).</p>
<p><b>Policies 1.21.8</b> <i>Design and Development</i></p>	<p>Require that building elevations above the second floor be set back in accordance with Policy 1.16.3 (<i>II.1</i>).</p>

Existing General Plan Goals-Objectives-Policies for Mixed Use Development

**Sub-Area 7: Mixed-Use Node-Torrance Boulevard Intersection**

For a general discussion of mixed use development, see Artesia Boulevard: Sub-Area 3.

Pacific Coast Highway and Torrance Boulevard is the most prominent and highly trafficked intersection in South Redondo. Taking advantage of this, this area was designated for mixed use ("MU-3") to make this location into a focal point of activity within South Redondo. Special attention will be given to encourage the type of design and uses that will make the area distinctive in terms of both appearance and activity.

Reference should also be made to the Harbor/Civic Center Specific Plan, Pacific Coast Highway Sub-Area, Zone 6, which establishes additional standards and policies for this area.

<b>Objective 1.27</b>	Provide for the development of a higher intensity pedestrian-oriented activity node containing community-oriented commercial uses and/or mixed-use development projects, integrating residential with commercial uses, as a primary activity area of the City.
<b>Policies 1.27.1 Permitted Uses</b>	Accommodate the development of pedestrian-oriented retail, professional office, and related land uses as permitted by Policies 1.16.1 and 1.17.2 on parcels designated as "MU-3" (II.1).
<b>Policies 1.27.2 Permitted Uses</b>	Accommodate residential uses in accordance with Policy 1.18.2 (II.1).
<b>Policies 1.27.3 Density/Intensity and Height</b>	Permit development of sites exclusively for commercial uses to a maximum intensity of a floor area ratio of 1.0 and height of two stories (30 feet) (II.1).
<b>Policies 1.27.4 Density/Intensity and Height</b>	Permit the development of mixed-use structures integrating residential with commercial uses to a maximum intensity of a floor area ratio of 1.5 and three stories (45 feet), providing that: a. all floor area exceeding the ratio of 0.7 is developed for residential units; b. the maximum residential density does not exceed 35 units per net acre; and c. a minimum floor area ratio of 0.3 is developed for commercial uses (I 1.1).
<b>Policies 1.27.5 Design and Development</b>	Require that commercial and mixed-use structures be designed to promote pedestrian activity in accordance with Policy 1.17.5 (II.1, II.7, I 1.18).
<b>Policies 1.27.6 Design and Development</b>	Require that mixed-use structures be designed to mitigate potential conflicts in accordance with Policy 1.18.8 (II.1, II.7, II.18).

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<b>Policies 1.27.7</b> <i>Design and Development</i>	Require that building elevations above the second floor be set back in accordance with Policy 1.16.3 (II.1).
<b>Policies 1.27.8</b> <i>Design and Development</i>	Require that any development projects involving multiple parcels site and design buildings to convey a “village” character, in accordance with Policy 1.21.7(II.1, II.7, II.18).
<b>Policies 1.27.9</b> <i>Design and Development</i>	Implement streetscape improvements in the public areas at the intersection of Pacific Coast Highway and Torrance Boulevard including, but not limited to the use of decorative/aesthetic materials and colors for crosswalks and/or sidewalks, distinctive public signage, street trees, street furniture, and similar elements (II.17).

**Redondo Beach Municipal Code**[Up](#)[Previous](#)[Next](#)[Main](#)[Collapse](#)[Search](#)[Print](#)[No Frames](#)[Title 10 PLANNING AND ZONING](#)[Chapter 2 ZONING AND LAND USE](#)[Article 2. Zoning Districts](#)**Division 7. MU Mixed-Use and CR Regional Commercial Zones\***

\* **CodeAlert:** This topic has been affected by Ordinance No. [3146-15](#). To view amendments and newly added provisions, please refer to the [CodeAlert Amendment List](#).

**10-2.900 Specific purposes, MU-1, and MU-3 mixed-use zones, and CR regional commercial zone.**

In addition to the general purposes listed in Section 10-2.102, the specific purposes of the MU-1 and MU-3 mixed-use zones and the CR regional commercial zone regulations are to:

- (a) Encourage residential uses in conjunction with commercial activities in order to create an active street life, enhance the vitality of businesses, and reduce vehicular traffic;
- (b) Provide appropriately located areas consistent with the General Plan for a full range of neighborhood and community-oriented retail sales, services, professional offices, and other commercial uses;
- (c) Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City;
- (d) Ensure that commercial and residential uses in a development are designed to be compatible with each other;
- (e) Ensure that the appearance and effects of buildings and uses are harmonious with the character of the area in which they are located;
- (f) Accommodate the development of regional-serving commercial uses in areas designated CR (Regional Commercial);
- (g) Ensure that the primary character of mixed-use developments should be commercial in nature so as to integrate with and enhance the quality of the surrounding business districts;
- (h) Ensure that high quality, usable, public open spaces are provided within mix-use developments for purposes of aesthetics, social interaction, internal and external connectivity.

(Ord. 2756 c.s., eff. January 18, 1996, as amended by § 3, Ord. 3076 c.s., eff. July 7, 2011)

** 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.**

In the following schedule the letter "P" designates use classifications permitted in the specified zone, the letter "C" designates use classifications permitted subject to approval of a Conditional Use Permit, as provided in Section 10-2.2506, and the letter "A" designates use classifications permitted subject to approval of an Administrative Use Permit, as provided in Section 10-2.2507. Where there is neither a "P," a "C," nor an "A" 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.

<b>Use Classifications</b>	<b>MU-1</b>	<b>MU-3</b>	<b>MU-3A</b> <b>MU-3B</b> <b>MU-3C</b>	<b>CR</b>	<b>Additional Regulations</b> <b>See Section:</b>
<b>Residential Uses</b>					
Multi-family residential	C	C	C	C	10-2.911(b)
Condominiums	C	C	C	C	10-2.911(b)
Family day care home, small	P	P	P	P	
Family day care home, large	P	P	P	P	
Residential care, limited	P	P	P	P	
<b>Commercial Uses</b>					
Animal sales and services:					
Animal feed and supplies	P	P	P	P	
Animal grooming	C	C	C	C	10-2.911(a)
Animal hospitals	C	C	C	C	10-2.911(a)
Animal sales	C	C	C	C	10-2.911(a)
Artist's studios	P	P	P	P	
Banks and savings and loans with drive-up service	P C	P C	P C	P C	10-2.911(a)
Bars and cocktail lounges	C	C	C	C	10-2.1600
Business and trade schools	C	C	C	C	
Commercial printing, limited	P	P	P	P	
Commercial recreation	C	C	C	C	10-2.1600
Communications facilities	C	C	C	C	
Drive-up services	C	C	C	C	10-2.911(a)
Food and beverage sales:					
30,000 sq. ft. or less floor area	P	P	P	P	
More than 30,000 sq. ft. floor area	C	C	C	C	10-2.911(c)
Hotels	C	C	C	C	
Liquor stores	C	C	C	C	10-2.1600
Maintenance and repair services	P	P	P	P	
Offices	P	P	P	P	10-2.911(d)
Personal convenience services	P	P	P	P	
Personal improvement services:					Except music studios 2,000 sq. ft. or less

Use Classifications	MU-1	MU-3	MU-3A MU-3B MU-3C	CR	Additional Regulations See Section:
1,000 sq. ft. or less floor area – max. 10 occupants	P	P	P	P	floor area require an AUP
1,001 - 2,000 sq. ft. floor area	A	A	A	A	10-2.2507
2,001 sq. ft. or greater floor area	C	C	C	C	
Plant nurseries	C	C	C	C	
Recycling collection facilities:					10-2.1616
Reverse vending machines	P	P	P	P	10-2.911(a)
Small collection facilities	C	C	C	C	10-2.911(a)
Restaurants:					
2,000 sq. ft. or less floor area with no drive-up service	P	P	P	P	
More than 2,000 sq. ft. floor area or with drive-up service	C	C	C	C	
Retail sales:					
30,000 sq. ft. or less floor area	P	P	P	P	
More than 30,000 sq. ft. floor area	C	C	C	C	10-2.911(c)
Snack shops	P	P	P	P	
Thrift shops	C	C	C	C	10-2.1600
Vehicle sales and services:					10-2.911(a); 10-2.1602
Service stations	—	C	—	—	
Car wash	—	C	C (Not MU-3C)	—	
<b>Other Uses</b>					
Adult day care centers	C	C	C	C	
Antennae for public communications	C	C	C	C	
Child day care centers	C	C	C	C	
Churches	C	C	C	C	
Clubs and lodges	C	C	C	C	
Cultural institutions	C	C	C	C	
Government offices	P	P	P	P	10-2.911(d)
Parking lots	C	C	C	C	

Use Classifications	MU-1	MU-3	MU-3A MU-3B MU-3C	CR	Additional Regulations See Section:
Public safety facilities	C	C	C	C	
Public utility facilities	C	C	C	C	10-2.1614
Recreation facilities	C	C	C	C	
Schools, public or private	C	C	C	C	
Senior housing	C	C	C	C	10-2.1624

(Ord. 2756 c.s., eff. January 18, 1996, as amended by Ord. 2801 c.s., eff. June 5, 1997, § 2, Ord. 2818 c.s., eff. May 21, 1998, § 9, Ord. 2927 c.s., eff. March 17, 2004, § 4, Ord. 3076 c.s., eff. July 7, 2011, and § 8, Ord. 3077 c.s., eff. July 7, 2011)

**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.**

(a) **Commercial uses prohibited in mixed-use projects.** The following commercial uses are prohibited when located on a site containing both residential and commercial uses:

- (1) Animal grooming; animal hospitals; animal sales.
- (2) Bars and cocktail lounges.
- (3) Drive-up services associated with any commercial use.
- (4) Liquor stores.
- (5) Recycling collection facilities.
- (6) Service stations.
- (7) Thrift shops.
- (8) Car wash.

(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.

(c) **Uses exceeding 30,000 square feet.** In the MU-1, MU-3, MU-3A, MU-3B, and MU-3C zones, uses exceeding 30,000 square feet shall be prohibited except where they are designed to be compatible with the intended pedestrian-oriented character of the zone, pursuant to the requirements for a Conditional Use Permit (Section 10-2.2506).

(d) **Offices.** Offices may occupy up to a maximum of fifty (50%) percent of the linear frontage of the building in all mixed-use zones, except that such ground floor uses along the street frontage are permitted in the MU-3C zone within the Riviera Village overlay zone (see Section 10-2.1315).

(Ord. 2756 c.s., eff. January 18, 1996, as amended by § 3, Ord. 2818 c.s., eff. May 21, 1998, and § 5, Ord. 3076 c.s., eff. July 7, 2011)

### **10-2.912 Performance standards: MU-1, MU-3, MU-3A, MU-3B, and MU-3C mixed-use zones, and CR regional commercial zone.**

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(a) **Purpose.** The purpose of this section is to ensure that residential uses in mixed-use zones are not adversely impacted by the adjacent commercial uses, including, but not limited to, traffic, noise, and safety impacts. In the interests of both the residents and the businesses, no Conditional Use Permit shall be approved for a mixed-use project combining residential and commercial uses on the same site, unless the project is designed to meet the following performance standards, in addition to all other applicable regulations of this chapter.

(1) **Noise.**

a. Residential units shall be constructed so that interior noise levels do not exceed an Ldn of 45 dB(A) in any habitable room.

b. Commercial uses shall be designed and operated, and hours of operation limited where appropriate, so that neighboring residents are not exposed to offensive noise, especially from traffic or late-night activity. No amplified music shall be audible to neighboring residents.

c. Common walls between residential and nonresidential uses shall be constructed to minimize the transmission of noise and vibration.

(2) **Security.**

a. The residential units shall be designed to ensure the security of residents, including, but not limited to, the provision of separate and secured entrances and exits that are directly accessible to secured parking areas.

b. Nonresidential and residential uses located on the same floor shall not have common entrance hallways or common balconies.

c. Parking spaces for nonresidential and residential uses shall be specifically designated by posting, pavement marking, and/or physical separation.

(3) **Lighting.**

a. All outdoor lighting associated with commercial uses shall be designed so as not to adversely impact surrounding residential uses, while also providing a sufficient level of illumination for access and security purposes. Such lighting shall not blink, flash, oscillate, or be of unusually high intensity of brightness.

b. Parking areas shall be illuminated so as to provide appropriate visibility and security during hours of darkness.

(4) **Odors, dust, vibration.** No commercial use shall be designed or operated so as to expose residents to offensive odors, dust, electrical interference, and/or vibration.

(5) **Refuse storage and location.** The residential units shall maintain a separate refuse storage container from that used by the commercial uses. It shall be clearly marked for residential use only and use by commercial uses is prohibited.

(Ord. 2756 c.s., eff. January 18, 1996, as amended by Ord. 2786 c.s., eff. January 2, 1997, and § 6, Ord. 3076 c.s., eff. July 7, 2011)

### **10-2.913 Development standards: MU-1 mixed-use zone.**

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(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 exceed 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 0.3.

(b) **Residential density.** The maximum number of dwelling units on a lot shall be no more than one unit for each 1,245 square feet of lot area.

(c) **Minimum lot size, mixed-use projects.** 15,000 square feet of lot area.

(d) **Building height.** (See definition of building height in Section 10-2.402.)

(1) **Commercial uses.** For projects containing only commercial uses, no building or structure shall exceed a height of thirty (30) feet.

(2) **Mixed-use.** For projects including both commercial and residential uses, no building or structure shall exceed a height of thirty-eight (38) feet, except that building heights or structures up to a maximum of forty-five (45) feet may be approved upon portions of the lot, subject to Planning Commission Design Review.

(3) **Residential uses.** For projects containing only residential uses, no building or structure shall exceed a height of thirty-eight (38) feet, except that building heights or structures up to a maximum of forty-five (45) feet may be approved upon portions of the lot, subject to Planning Commission Design Review.

(e) **Stories.** (See definition of story in Section 10-2.402.)

(1) **Commercial uses.** For projects containing only commercial uses, no building shall exceed two (2) stories.

(2) **Mixed-use.** For projects including both commercial and residential uses, no building shall exceed three (3) stories.

(3) **Residential uses.** For projects containing only residential uses, no building shall exceed three (3) stories.

(f) **Setbacks.** The minimum setback requirements shall be as follows:

(1) **Front setback.**

a. **Minimum required.** There shall be a minimum front setback average of five (5) feet, but at no point less than three (3) feet the full width of the lot, except as follows (see setback averaging in Section 10-2.1520):

1. Display windows may project three (3) feet into the required front setback provided that the bottom of the projection is no less than three (3) feet above the adjacent sidewalk grade.

2. 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.** In commercial or mixed-use projects, the front setback shall not exceed fifteen (15) feet for fifty (50%) percent 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. This setback area shall not be used for parking.

(2) **Side setback.**

a. There shall be a minimum side setback of ten (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. There shall be a minimum side setback of twenty (20) feet the full length of the lot;

2. The required side setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

(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. There shall be a minimum rear setback of twenty (20) feet the full width of the lot; and

b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

(4) **Second story setback.** The second story shall have a minimum setback of fifteen (15) feet from any property line abutting a street.

(5) **Third story setback.** Within the first thirty (30) feet of property depth, all building elevations above the second floor shall have a minimum average setback of five (5) feet from the second floor building face.

(g) **Outdoor living space.** Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section 10-5.1510).

(h) **Usable public open space.** Spaces such as public plazas, public walkways and other public spaces of at least ten (10%) percent of the F.A.R. shall be provided.

(1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.

(2) Public open space shall be contiguous to the maximum extent feasible.

(3) Areas less than ten (10) feet in width shall not count as public open space.

(4) The requirement of ten (10%) percent public open space may be modified by the Planning Commission for projects developed on lots less than 20,000 square feet in size.

(i) **General regulations.** See Article 3 of this chapter.

(j) **Parking regulations.** See Article 5 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.

(Ord. 2756 c.s., eff. January 18, 1996, as amended by § 7, Ord. 3076 c.s., eff. July 7, 2011)

### **10-2.915 Development standards: MU-3 mixed-use zone.**

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(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 exceed 1.0.

(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 0.3.

(b) **Residential density.** The maximum number of dwelling units on a lot shall be no more than one unit for each 1,245 square feet of lot area.

(c) **Minimum lot size, mixed-use projects.** 15,000 square feet of lot area.

(d) **Building height.** (See definition of building height in Section 10-2.402.)

(1) **Commercial uses.** For projects containing only commercial uses, no building or structure shall exceed a height of thirty (30) feet.

(2) **Mixed-use.** For projects including both commercial and residential uses, no building or structure shall exceed a height of thirty-eight (38) feet, except that building heights or structures up to a maximum of forty-five (45) feet may be approved upon portions of the lot, subject to Planning Commission Design Review.

(e) **Stories.** (See definition of story in Section 10-2.402.)

(1) **Commercial uses.** For projects containing only commercial uses, no building shall exceed two (2) stories.

(2) **Mixed-use.** For projects including both commercial and residential uses, no building shall exceed three (3) stories.

(f) **Setbacks.** The minimum setback requirements shall be as follows:

(1) **Front setback.**

a. **Minimum required.** There shall be a minimum front setback of ten (10) feet the full width of the lot, except as follows:

1. Display windows may project three (3) feet into the required front setback provided that the bottom of the projection is no less than three (3) feet above the adjacent sidewalk grade.

2. Unenclosed pedestrian arcades, outdoor dining areas, and similar unenclosed features contributing to a pedestrian-oriented environment may project seven (7) 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.** In commercial or mixed-use projects, the front setback shall not exceed fifteen (15) feet for fifty (50%) percent 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. This setback area shall not be used for parking.

(2) **Side setback.**

a. There shall be a minimum side setback of ten (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. There shall be a minimum side setback of twenty (20) feet the full length of the lot;

2. The required side setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

(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. There shall be a minimum rear setback of twenty (20) feet the full width of the lot;

b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

(4) **Second story setback.** The second story shall have a minimum setback of eighteen (18) feet from any property line abutting a street.

(5) **Third story setback.** Within the first thirty (30) feet of property depth, all building elevations above the second floor shall have a minimum average setback of five (5) feet from the second floor building face.

(g) **Outdoor living space.** Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section 10-5.1510).

(h) **Usable public open space.** Spaces such as public plazas, public walkways and other public spaces of at least ten (10%) percent of the F.A.R. shall be provided.

(1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.

(2) Public open space shall be contiguous to the maximum extent feasible.

(3) Areas less than ten (10) feet in width shall not count as public open space.

(4) The requirement of ten (10%) percent public open space may be modified by the Planning Commission for projects developed on lots less than 20,000 square feet in size.

(i) **General regulations.** See Article 3 of this chapter.

(j) **Parking regulations.** See Article 5 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.

(Ord. 2756 c.s., eff. January 18, 1996, as amended by § 8, Ord. 3076 c.s., eff. July 7, 2011)

### **10-2.916 Development standards: MU-3A mixed-use zone.**

(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 exceed 1.0.

(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 of 0.3 multiplied by the lot area within 130 feet of the property line abutting Pacific Coast Highway.

(b) **Residential density.** The maximum number of dwelling units on a lot shall be no more than one unit for each 1,245 square feet of lot area.

(c) **Minimum lot size, mixed-use projects.** 15,000 square feet of lot area.

(d) **Building height.** (See definition of building height in Section 10-2.402.)

(1) **Commercial uses.** For projects containing only commercial uses, no building or structure shall exceed a height of thirty (30) feet.

(2) **Mixed-use.** For projects including both commercial and residential uses, no building or structure shall exceed a height of thirty-eight (38) feet, except that building heights or structures up to a maximum of forty-five (45) feet may be approved upon portions of the lot, subject to Planning Commission Design Review.

(e) **Stories.** (See definition of story in Section 10-2.402.)

(1) **Commercial uses.** For projects containing only commercial uses, no building shall exceed two (2) stories.

(2) **Mixed-use.** For projects including both commercial and residential uses, no building shall exceed three (3) stories.

(f) **Setbacks.** The minimum setback requirements shall be as follows:

(1) **Front setback.**

a. **Minimum required.** There shall be a minimum front setback of ten (10) feet the full width of the lot, except as follows:

1. Display windows may project three (3) feet into the required front setback provided that the bottom of the projection is no less than three (3) feet above the adjacent sidewalk grade.

2. Unenclosed pedestrian arcades, outdoor dining areas, and similar unenclosed features contributing to a pedestrian-oriented environment may project seven (7) 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.** In commercial or mixed-use projects, the front setback shall not exceed fifteen (15) feet for fifty (50%) percent 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. This setback area shall not be used for parking.

(2) **Side setback.**

a. There shall be a minimum side setback of ten (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. There shall be a minimum side setback of twenty (20) feet the full length of the lot;

2. The required side setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

(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. There shall be a minimum rear setback of twenty (20) feet the full width of the lot;
- b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

(4) **Second story setback.** The second story shall have a minimum setback of eighteen (18) feet from any property line abutting a street.

(5) **Third story setback.** Within the first thirty (30) feet of property depth, all building elevations above the second floor shall have a minimum average setback of five (5) feet from the second floor building face.

(g) **Outdoor living space.** Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section 10-5.1510).

(h) **Usable public open space.** Spaces such as public plazas, public walkways and other public spaces of at least ten (10%) percent of the F.A.R. shall be provided.

(1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.

(2) Public open space shall be contiguous to the maximum extent feasible.

(3) Areas less than ten (10) feet in width shall not count as public open space.

(4) The requirement of ten (10%) percent public open space may be modified by the Planning Commission for projects developed on lots less than 20,000 square feet in size.

(i) **General regulations.** See Article 3 of this chapter.

(j) **Parking regulations.** See Article 5 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.

(Ord. 2756 c.s., eff. January 18, 1996, as amended by § 9, Ord. 3076 c.s., eff. July 7, 2011)

### **10-2.917 Development standards: MU-3B mixed-use zone.**

---

(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 exceed 1.0.

(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 0.3.

(b) **Residential density.** The maximum number of dwelling units on a lot shall be no more than one unit for each 1,245 square feet of lot area.

(c) **Minimum lot size, mixed-use projects.** 15,000 square feet of lot area.

(d) **Building height.** (See definition of building height in Section 10-2.402.)

(1) **Commercial uses.** For projects containing only commercial uses, no building or structure shall exceed a height of thirty (30) feet.

(2) **Mixed-use.** For projects including both commercial and residential uses, no building or structure shall exceed a height of thirty-eight (38) feet, except that building heights or structures up to a maximum of forty-five (45) feet may be approved upon portions of the lot, subject to Planning Commission Design Review.

(e) **Stories.** (See definition of story in Section 10-2.402.)

(1) **Commercial uses.** For projects containing only commercial uses, no building shall exceed two (2) stories.

(2) **Mixed-use.** For projects including both commercial and residential uses, no building shall exceed three (3) stories.

(f) **Setbacks.** The minimum setback requirements shall be as follows:

(1) **Front setback.**

a. **Minimum required.** There shall be a minimum front setback of ten (10) feet the full width of the lot, except as follows:

1. Display windows may project three (3) feet into the required front setback provided that the bottom of the projection is no less than three (3) feet above the adjacent sidewalk grade.

2. Unenclosed pedestrian arcades, outdoor dining areas, and similar unenclosed features contributing to a pedestrian-oriented environment may project seven (7) 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.** In commercial or mixed-use projects, the front setback shall not exceed fifteen (15) feet for fifty (50%) percent 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. This setback area shall not be used for parking.

(2) **Side setback.**

a. There shall be a minimum side setback of ten (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. There shall be a minimum side setback of twenty (20) feet the full length of the lot;

2. The required side setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

(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. There shall be a minimum rear setback of twenty (20) feet the full width of the lot;

b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

(4) **Second story setback.** The second story shall have a minimum setback of eighteen (18) feet from any property line abutting a street.

(5) **Third story setback.** Within the first thirty (30) feet of property depth, all building elevations above the second floor shall have a minimum average setback of five (5) feet from the second floor building face.

(g) **Outdoor living space.** Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section 10-5.1510).

(h) **Usable public open space.** Spaces such as public plazas, public walkways and other public spaces of at least ten (10%) percent of the F.A.R. shall be provided.

(1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.

(2) Public open space shall be contiguous to the maximum extent feasible.

(3) Areas less than ten (10) feet in width shall not count as public open space.

(4) The requirement of ten (10%) percent public open space may be modified by the Planning Commission for projects developed on lots less than 20,000 square feet in size.

(i) **General regulations.** See Article 3 of this chapter.

(j) **Parking regulations.** See Article 5 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.

(Ord. 2756 c.s., eff. January 18, 1996, as amended by § 10, Ord. 3076 c.s., eff. July 7, 2011)

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

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(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 exceed 1.0.

(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 0.3.

(b) **Residential density.** The maximum number of dwelling units on a lot shall be no more than one unit for each 1,245 square feet of lot area.

(c) **Minimum lot size, mixed-use projects.** 15,000 square feet of lot area.

(d) **Building height.** For projects including both commercial and residential uses, no building or structure shall exceed a height of thirty-eight (38) feet, except that building heights or structures up to a maximum of forty-five (45) feet may be approved upon portions of the lot, subject to Planning Commission Design Review.

(e) **Stories.** No building shall exceed three (3) stories (see definition of story in Section 10-2.402).

(f) **Setbacks.** The minimum setback requirements shall be as follows:

(1) **Front setback.**

a. **Minimum required.** There shall be a minimum front setback of three (3) feet the full width of the lot, except that display windows may project to the front property line, provided that the bottom of the projection is no less than three (3) feet above the adjacent sidewalk grade. However, 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 ten (10) feet for fifty (50%) percent 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. This setback area shall not be used for parking.

(2) **Side setback.**

a. There shall be a minimum side setback of ten (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. There shall be a minimum side setback of twenty (20) feet the full length of the lot;

2. The required side setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

(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. There shall be a minimum rear setback of twenty (20) feet the full width of the lot;

b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-2.2502).

(4) **Second story setback for residential uses.** All residential uses on the second floor shall be set back from the first floor building elevation facing the street, pursuant to Planning Commission Design Review (Section 10-2.2502), in order to provide appropriate separation from activity in the public right-of-way.

(5) **Third story setback.** Within the first thirty (30) feet of property depth, all building elevations above the second floor shall have a minimum average setback of five (5) feet from the second floor building face.

(g) **Outdoor living space.** Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section 10-5.1510).

(h) **Usable public open space.** Spaces such as public plazas, public walkways and other public spaces of at least ten (10%) percent of the F.A.R. shall be provided.

(1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.

(2) Public open space shall be contiguous to the maximum extent feasible.

(3) Areas less than ten (10) feet in width shall not count as public open space.

(4) The requirement of ten (10%) percent public open space may be modified by the Planning Commission for projects developed on lots less than 20,000 square feet in size.

(i) **General regulations.** See Article 3 of this chapter.

(j) **Parking regulations.** See Article 5 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.

(§ 4, Ord. 2818 c.s., eff. May 21, 1998, as amended by § 11, Ord. 3076 c.s., eff. July 7, 2011)

#### **10-2.919 Development standards: CR regional commercial zone.**

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(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 exceed 1.0.

(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 1.0 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 0.3.

(b) **Residential density.** The maximum number of dwelling units on a lot shall be one unit for each 1,245 square feet of lot area.

(c) **Minimum lot size, mixed-use projects.** 15,000 square feet of lot area.

(d) **Building height.** No building or structure shall exceed a height of sixty (60) feet (see definition of building height in Section 10-2.402).

(e) **Stories.** No building shall exceed four (4) stories (see definition of story in Section 10-2.402).

(f) **Setbacks.** Setbacks shall be determined pursuant to Planning Commission Design Review (see Section 10-2.2502).

(g) **Outdoor living space.** 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 ten (10%) percent of the F.A.R. shall be provided.

(1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.

(2) Public open space shall be contiguous to the maximum extent feasible.

(3) Areas less than ten (10) feet in width shall not count as public open space.

(4) The requirement of ten (10%) percent public open space may be modified by the Planning Commission for projects developed on lots less than 20,000 square feet in size.

(i) **Parking requirements.** The parking provisions of Article 5 of this chapter shall apply, except that an allowance for overlapping the parking requirements of activities having non-simultaneous usage peaks may be permitted pursuant to Planning Commission Design Review.

(j) **General regulations.** See Article 3 of this chapter.

(k) **Parking regulations.** See Article 5 of this chapter.

(l) **Sign regulations.** See Article 6 of this chapter.

(m) **Landscaping regulations.** See Article 7 of this chapter.

(n) **Procedures.** See Article 12 of this chapter.

(Ord. 2756 c.s., eff. January 18, 1996, as amended by § 4, Ord. 2818 c.s., eff. May 21, 1998, and § 12, Ord. 3076 c.s., eff. July 7, 2011)

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[Title 10 PLANNING AND ZONING](#)  
[Chapter 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE](#)  
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**Division 4. MU Mixed-Use Zones\***

\* **CodeAlert:** This topic has been affected by Ordinance No. [3147-15](#). To view amendments and newly added provisions, please refer to the [CodeAlert Amendment List](#).

**10-5.900 Specific purposes: MU-2 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 and MU-3 mixed use zones are to:

- (a) Encourage residential uses in conjunction with commercial activities in order to create an active street life, enhance the vitality of businesses, and reduce vehicular traffic;
- (b) Provide appropriately located areas consistent with the Coastal Land Use Plan for a full range of neighborhood and community-oriented and visitor serving retail sales, services, professional offices, and other commercial uses;
- (c) Strengthen the City’s economic base, and provide employment opportunities close to home for residents of the City;
- (d) Ensure that commercial and residential uses in a development are designed to be compatible with each other;
- (e) Ensure that the appearance and effects of buildings and uses are harmonious with the character of the area in which they are located.

(§ 1, Ord. 2905 c.s., eff. August 5, 2003, as amended by § 7, Ord. 2971 c.s., eff. September 2, 2005 [effective date pending subject to litigation])

** 10-5.910 Land use regulations: MU-2, MU-3, MU-3B 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	MU-3	MU-3B MU-3C	Additional Regulations See Section:
<b>Residential Uses</b>				
Multi-family residential	C	C	C	10-5.911(b)
Condominiums	C	C	C	10-5.911(b)
Family day care home, small	P	P	P	

Family day care home, large	P	P	P	
Residential care, limited	P	P	P	
<b>Commercial Uses</b>				
Animal sales and services:				
Animal feed and supplies	P	P	P	
Animal grooming	C	C	C	10-5.911(a)
Animal hospitals	C	C	C	10-5.911(a)
Animal sales	C	C	C	10-5.911(a)
Artist's studios	P	P	P	
Banks and savings and loans	P	P	P	
with drive-up service	C	C	C	10-5.911(a)
Bars and cocktail lounges	C	C	C	10-5.1600
Business and trade schools	C	C	C	
Commercial printing, limited	P	P	P	
Commercial recreation	C	C	C	10-5.1600
Communications facilities	C	C	C	
Drive-up services	C	C	C	10-5.911(a)
Food and beverage sales:				
30,000 sq. ft. or less floor area	P	P	P	
more than 30,000 sq. ft. floor area	C	C	C	10-5.911(c)
Hotels and motels	C	C	C	10-5.911(a)
Liquor stores	C	C	C	10-5.1600
Maintenance and repair services	P	P	P	
Offices	P	P	P	10-5.911(d)
Personal convenience services	P	P	P	
Personal improvement services	C	C	C	
Plant nurseries	C	C	C	
Recycling collection facilities:				10-5.1616
Reverse vending machines	P	P	P	10-5.911(a)
Small collection facilities	C	C	C	10-5.911(a)
Restaurants:				
2,000 sq. ft. or less floor area with no drive-up service	P	P	P	
more than 2,000 sq. ft. floor area or with drive-up service	C	C	C	

Retail sales: less than 30,000 sq. ft. floor area	P	P	P	
30,000 sq. ft. or more floor area	C	C	C	10-5.911(c)
<b>Use Classifications</b>	<b>MU-2</b>	<b>MU-3</b>	<b>MU-3B MU-3C</b>	<b>Additional Regulations See Section:</b>
Snack shops	P	P	P	
Thrift shops	C	C	C	10-5.1600
Vehicle sales and services: Service stations	—	C	—	10-5.1602; 10-5.911(a)
<b>Other Uses</b>				
Adult day care centers	C	C	C	
Antennae for public communications	C	C	C	
Child day care centers	C	C	C	
Churches	C	C	C	
Clubs and lodges	C	C	C	
Cultural institutions	C	C	C	
Government offices	P	P	P	10-5.911(d)
Parking lots	C	C	C	
Public safety facilities	C	C	C	
Public utility facilities	C	C	C	10-5.1614
Recreation facilities	C	C	C	
Schools, public or private	C	C	C	
Senior housing	C	C	C	10-5.1624

(§ 1, Ord. 2905 c.s., eff. August 5, 2003, as amended by § 10, Ord. 2985 c.s., eff. June 16, 2006, and § 7, Ord. 2971 c.s., eff. September 2, 2005 [effective date pending subject to litigation])

#### **10-5.911 Additional land use regulations: MU-2 and MU-3 mixed-use zones.**

(a) **Commercial uses prohibited in mixed-use projects.** The following commercial uses are prohibited when located on a site containing both residential and commercial uses:

- (1) Animal grooming, animal hospitals, animal sales;
- (2) Bars and cocktail lounges;
- (3) Drive-up services associated with any commercial use;
- (4) Hotels and motels;
- (5) Liquor stores;
- (6) Recycling collection facilities;

- (7) Service stations;
- (8) Thrift shops.

(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 zone.** In the MU-2 zone lots may be developed exclusively for residential use.

(c) **Uses exceeding 30,000 square feet.** In the MU-3, MU-3B and MU-3C zones uses exceeding 30,000 square feet shall be prohibited except where they are designed to be compatible with the intended pedestrian-oriented character of the zone, pursuant to the requirements for a Conditional Use Permit (Section 10-5.2506).

(d) **Offices.** Offices are permitted only on the second floor and/or above, or on the ground floor to the rear of other permitted retail or service uses provided that the pedestrian character of the corridor is not disrupted, except that such ground floor uses along the street frontage are permitted in the MU-3C zone within the Riviera Village overlay zone (see Section 10-5.1315).

(§ 1, Ord. 2905 c.s., eff. August 5, 2003, as amended by § 7, Ord. 2971 c.s., eff. September 2, 2005 [effective date pending subject to litigation])

#### **10-5.912 Performance standards: MU-2 and MU-3 mixed-use zones.**

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(a) **Purpose.** The purpose of this section is to ensure that residential uses in mixed-use zones are not adversely impacted by the adjacent commercial uses, including, but not limited to traffic, noise, and safety impacts. In the interests of both the residents and the businesses, no Conditional Use Permit shall be approved for a mixed-use project combining residential and commercial uses on the same site, unless the project is designed to meet the following performance standards, in addition to all other applicable regulations of this chapter.

- (1) **Noise.**

a. Residential units shall be constructed so that interior noise levels do not exceed an Ldn of 45 dB(A) in any habitable room.

b. Commercial uses shall be designed and operated, and hours of operation limited where appropriate, so that neighboring residents are not exposed to offensive noise, especially from traffic or late-night activity. No amplified music shall be audible to neighboring residents.

c. Common walls between residential and nonresidential uses shall be constructed to minimize the transmission of noise and vibration.

- (2) **Security.**

a. The residential units shall be designed to ensure the security of residents, including, but not limited to, the provision of separate and secured entrances and exits that are directly accessible to secured parking areas.

b. Nonresidential and residential uses located on the same floor shall not have common entrance hallways or common balconies.

c. Parking spaces for nonresidential and residential uses shall be specifically designated by posting, pavement marking, and/or physical separation.

- (3) **Lighting.**

a. All outdoor lighting associated with commercial uses shall be designed so as not to adversely impact surrounding residential uses, while also providing a sufficient level of illumination for access and security purposes. Such lighting shall not blink, flash, oscillate, or be of unusually high intensity or brightness.

b. Parking areas shall be illuminated so as to provide appropriate visibility and security during hours of darkness.

(4) **Odors, dust, vibration.** No commercial use shall be designed or operated so as to expose residents to offensive odors, dust, electrical interference, and/or vibration.

(5) **Refuse storage and location.** The residential units shall maintain a separate refuse storage container from that used by the commercial uses. It shall be clearly marked for residential use only and use by commercial uses is prohibited.

(§ 1, Ord. 2905 c.s., eff. August 5, 2003, as amended by § 7, Ord. 2971 c.s., eff. September 2, 2005 [effective date pending subject to litigation])

#### **10-5.914 Development standards: MU-2 mixed-use zone.**

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(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 (FAR) of all buildings on a lot shall not exceed 0.7.

(2) **Mixed-use.** For projects including both commercial and residential uses, the floor area ratio (FAR) 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 0.3.

(b) **Residential density.** The maximum number of dwelling units on a lot shall be one unit for each 1,245 square feet of lot area.

(c) **Minimum lot size, mixed-use projects.** No projects containing both commercial and residential uses shall be permitted on lots with less than 15,000 square feet of lot area.

(d) **Building height.** (See definition of building height in Section 10-5.402.)

(1) **Commercial uses.** For projects containing only commercial uses, no building or structure shall exceed a height of thirty (30) feet.

(2) **Mixed-use.** For projects including both commercial and residential uses, no building or structure shall exceed a height of forty-five (45) feet.

(3) **Residential uses.** For projects containing only residential uses, no building or structure shall exceed a height of forty-five (45) feet.

(e) **Stories.** (See definition of "story" in Section 10-5.402.)

(1) **Commercial uses.** For projects containing only commercial uses, no building shall exceed two (2) stories.

(2) **Mixed-use.** For projects including both commercial and residential uses, no building shall exceed three (3) stories.

(3) **Residential uses.** For projects containing only residential uses, no building shall exceed three (3) stories.

(f) **Setbacks.** The minimum setback requirements shall be as follows:

(1) **Front setback.**

a. **Minimum required.** There shall be a minimum front setback of fifteen (15) feet the full width of the lot, except that display windows may project three (3) feet into the required front setback provided that the bottom of the projection is no less than three feet above the adjacent sidewalk grade.

b. **Maximum permitted.** In commercial or mixed-use projects, the front setback shall not exceed fifteen (15) feet for fifty (50%) percent 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. This setback area shall not be used for parking.

(2) **Side setback.** There shall be a minimum side setback of not less than ten (10) feet the full length of the lot on the street side of a corner or reverse corner lot. No side setback shall be required along the interior lot lines.

(3) **Rear setback.** There shall be a rear setback of not less than ten (10) feet the full length of the lot.

(4) **Second story setback.** The second story shall have a minimum setback of twenty-five (25) feet from any property line abutting a street.

(5) **Third story setback.** Within the first thirty (30) feet of property depth, all building elevations above the second floor shall have a minimum average setback of five (5) feet from the second floor building face.

(g) **Outdoor living space.** Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section 10-5.1510).

(h) **General regulations.** See Article 3 of this chapter.

(i) **Parking regulations.** See Article 5 of this chapter.

(j) **Sign regulations.** See Article 6 of this chapter.

(k) **Landscaping regulations.** See Article 7 of this chapter.

(l) **Coastal Development Permits.** See Article 10 of this chapter.

(m) **Procedures.** See Article 12 of this chapter.

(n) **Water Quality Measures.** See Chapter 7, Title 5 of the Redondo Beach Municipal Code.

(§ 7, Ord. 2971 c.s., eff. September 2, 2005 [effective date pending subject to litigation])

#### **10-5.915 Development standards: MU-3 mixed-use zone.**

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(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 exceed 1.0.

(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 0.3.

(b) **Residential density.** The maximum number of dwelling units on a lot shall be one unit for each 1,245 square feet of lot area, not to exceed thirty-five (35) 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.

(c) **Minimum lot size, mixed-use projects.** No projects containing both commercial and residential uses shall be permitted on lots with less than 15,000 square feet of lot area.

(d) **Building height.** (See definition of “building height” in Section 10-5.402.)

(1) **Commercial uses.** For projects containing only commercial uses, no building or structure shall exceed a height of thirty (30) feet.

(2) **Mixed-use.** For projects including both commercial and residential uses, no building or structure shall exceed a height of forty-five (45) feet.

(e) **Stories.** (See definition of “story” in Section 10-5.402.)

(1) **Commercial uses.** For projects containing only commercial uses, no building shall exceed two (2) stories.

(2) **Mixed-use.** For projects including both commercial and residential uses, no building shall exceed three (3) stories.

(f) **Setbacks.** The minimum setback requirements shall be as follows:

(1) **Front setback.**

a. **Minimum required.** There shall be a minimum front setback of ten (10) feet the full width of the lot, except as follows:

1. Display windows may project three (3) feet into the required front setback provided that the bottom of the projection is no less than three (3) feet above the adjacent sidewalk grade.

2. Unenclosed pedestrian arcades, outdoor dining areas, and similar unenclosed features contributing to a pedestrian-oriented environment may project seven (7) 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.** In commercial or mixed-use projects, the front setback shall not exceed fifteen (15) feet for fifty (50%) percent 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. This setback area shall not be used for parking.

(2) **Side setback.**

a. There shall be a minimum side setback of ten (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. There shall be a minimum side setback of twenty (20) feet the full length of the lot;

2. The required side setback may be modified pursuant to Planning Commission Design Review (Section 10-5.2502).

(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. There shall be a minimum rear setback of twenty (20) feet the full width of the lot;

b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-5.2502).

(4) **Second story setback.** The second story shall have a minimum setback of eighteen (18) feet from any property line abutting a street.

(5) **Third story setback.** Within the first thirty (30) feet of property depth, all building elevations above the second floor shall have a minimum average setback of five (5) feet from the second floor building face.

(g) **Outdoor living space.** Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section 10-5.1510).

(h) **General regulations.** See Article 3 of this chapter.

(i) **Parking regulations.** See Article 5 of this chapter.

(j) **Sign regulations.** See Article 6 of this chapter.

(k) **Landscaping regulations.** See Article 7 of this chapter.

(l) **Coastal Development Permits.** See Article 10 of this chapter.

(m) **Procedures.** See Article 12 of this chapter.

(n) **Water Quality Measures.** See Chapter 7, Title 5 of the Redondo Beach Municipal Code.

(§ 1, Ord. 2905 c.s., eff. August 5, 2003)

#### **10-5.917 Development standards: MU-3B mixed-use zone.**

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(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 exceed 1.0.

(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 0.3.

(b) **Residential density.** The maximum number of dwelling units on a lot shall be one unit for each 1,245 square feet of lot area, not to exceed thirty-five (35) 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.

(c) **Minimum lot size, mixed-use projects.** No projects containing both commercial and residential uses shall be permitted on lots with less than 15,000 square feet of lot area.

(d) **Building height.** (See definition of “building height” in Section 10-5.402.)

(1) **Commercial uses.** For projects containing only commercial uses, no building or structure shall exceed a height of thirty (30) feet.

(2) **Mixed-use.** For projects including both commercial and residential uses, no building or structure shall exceed a height of forty-five (45) feet.

(e) **Stories.** (See definition of “story” in Section 10-5.402.)

(1) **Commercial uses.** For projects containing only commercial uses, no building shall exceed two (2) stories.

(2) **Mixed-use.** For projects including both commercial and residential uses, no building shall exceed three (3) stories.

(f) **Setbacks.** The minimum setback requirements shall be as follows:

(1) **Front setback.**

a. **Minimum required.** There shall be a minimum front setback of ten (10) feet the full width of the lot, except as follows:

1. Display windows may project three (3) feet into the required front setback provided that the bottom of the projection is no less than three (3) feet above the adjacent sidewalk grade.

2. Unenclosed pedestrian arcades, outdoor dining areas, and similar unenclosed features contributing to a pedestrian-oriented environment may project seven (7) 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.** In commercial or mixed-use projects, the front setback shall not exceed fifteen (15) feet for fifty (50%) percent 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. This setback area shall not be used for parking.

(2) **Side setback.**

a. There shall be a minimum side setback of ten (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. There shall be a minimum side setback of twenty (20) feet the full length of the lot;

2. The required side setback may be modified pursuant to Planning Commission Design Review (Section 10-5.2502).

(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. There shall be a minimum rear setback of twenty (20) feet the full width of the lot;

b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-5.2502).

(4) **Second story setback.** The second story shall have a minimum setback of eighteen (18) feet from any property line abutting a street.

(5) **Third story setback.** Within the first thirty (30) feet of property depth, all building elevations above the second floor shall have a minimum average setback of five (5) feet from the second floor building face.

(g) **Outdoor living space.** Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space (see standards for outdoor living space in Section 10-5.1510).

(h) **General regulations.** See Article 3 of this chapter.

(i) **Parking regulations.** See Article 5 of this chapter.

(j) **Sign regulations.** See Article 6 of this chapter.

(k) **Landscaping regulations.** See Article 7 of this chapter.

(l) **Coastal Development Permits.** See Article 10 of this chapter.

(m) **Procedures.** See Article 12 of this chapter.

(n) **Water Quality Measures.** See Chapter 7, Title 5 of the Redondo Beach Municipal Code. (§ 1, Ord. 2905 c.s., eff. August 5, 2003)

#### **10-5.918 Development standards: MU-3C mixed-use zone.**

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- (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 exceed 1.0.
- (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 0.3.
- (b) **Residential density.** The maximum number of dwelling units on a lot shall be one unit for each 1,245 square feet of lot area, not to exceed thirty-five (35) 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.
- (c) **Minimum lot size, mixed-use projects.** No projects containing both commercial and residential uses shall be permitted on lots with less than 15,000 square feet of lot area.
- (d) **Building height.** No building or structure shall exceed a height of forty-five (45) feet (see definition of building height in Section 10-5.402).
- (e) **Stories.** No building shall exceed three (3) stories. (See definition of “story” in Section 10-5.402.)
- (f) **Setbacks.** The minimum setback requirements shall be as follows:
- (1) **Front setback.**
- a. **Minimum required.** There shall be a minimum front setback of three (3) feet the full width of the lot, except that display windows may project to the front property line, provided that the bottom of the projection is no less than three (3) feet above the adjacent sidewalk grade. However, 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 ten (10) feet for fifty (50%) percent 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. This setback area shall not be used for parking.
- (2) **Side setback.**
- a. There shall be a minimum side setback of ten (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. There shall be a minimum side setback of twenty (20) feet the full length of the lot;
2. The required side setback may be modified pursuant to Planning Commission Design Review (Section 10-5.2502).
- (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. There shall be a minimum rear setback of twenty (20) feet the full width of the lot;

b. The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-5.2502).

(4) **Second story setback for residential uses.** All residential uses on the second floor shall be set back from the first floor building elevation facing the street, pursuant to Planning Commission Design Review (Section 10-5.2502), in order to provide appropriate separation from activity in the public right-of-way.

(5) **Third story setback.** Within the first thirty (30) feet of property depth, all building elevations above the second floor shall have a minimum average setback of five (5) feet from the second floor building face.

(g) **Outdoor living space.** Each dwelling unit shall be provided a minimum of 200 square feet of outdoor living space. (See standards for outdoor living space in Section 10-5.1510.)

(h) **General regulations.** See Article 3 of this chapter.

(i) **Parking regulations.** See Article 5 of this chapter.

(j) **Sign regulations.** See Article 6 of this chapter.

(k) **Landscaping regulations.** See Article 7 of this chapter.

(l) **Coastal Development Permits.** See Article 10 of this chapter.

(m) **Procedures.** See Article 12 of this chapter.

(n) **Water Quality Measures.** See Chapter 7, Title 5 of the Redondo Beach Municipal Code.

(§ 1, Ord. 2905 c.s., eff. August 5, 2003)

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