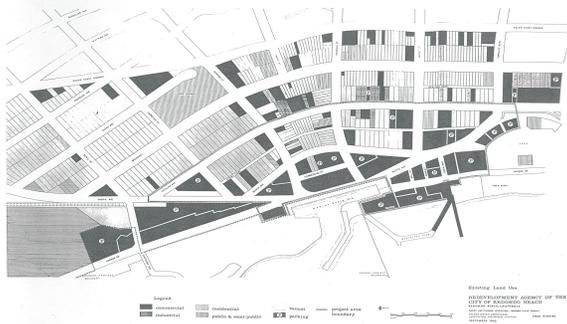


The Planning Commission

The Planning Commission reviews projects and makes recommendations to the City Council for certain land uses and larger proposed developments, as required by the City's Zoning Code. Before approving applications, the Planning Commission must make certain findings as outlined in the Zoning Code.

The Planning Commission is composed of seven Redondo Beach residents. These volunteers are appointed by the Mayor to four-year terms. Planning Commission meetings are generally held in the Council Chambers at City Hall on the third Thursday of each month. Special meetings are scheduled as required. The Planning Commission reviews and makes decisions on some of the following types of applications:

1. Subdivisions and Mergers
2. Planning Commission Design Reviews
3. Variances
4. Conditional Use Permits (CUP)



Subdivisions and Mergers

The Planning Commission is the decision-making authority on the subdivision and merger of parcels (lots), including the subdivision of air rights for condominiums.

Planning Commission Design Review

The purpose of Planning Commission Design Review is to ensure compatibility, originality, variety, and innovation in the architecture, design, landscaping, and site planning of developments in the community. The following are examples of projects that require Planning Commission Design Review:

- New condominiums, multi-family, and commercial projects
- Large additions or major alterations to existing condominiums, multi-family, and commercial projects
- Sign programs for multi-tenant centers
- Shared or off-site parking

Variances

The purpose of a variance is to authorize development of a project that does not meet all the standards and regulations of the Zoning Code, such as setbacks. Variances may only be granted for properties with exceptional circumstances, such as small lot size or unusual shape or topography, which justify varying from adopted standards. Variances cannot be granted as a special privilege.

Counter hours are 7:30 a.m. - 12:00 noon.
Appointments may be set up
between 1:00 p.m. and 5:30 p.m.
City Hall is closed every other Friday.

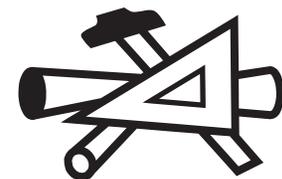
Please call ahead.
(310) 318-0637

Conditional Use Permits

As outlined in the City's Zoning Code, some land uses are allowed by right, while uses with greater potential impacts are allowed only with a Conditional Use Permit (CUP). A CUP examines the potential impacts of a proposed use on the surrounding neighborhood and generally provides conditions for the business operation such as hours, noise control, parking, walls, and landscaping as conditional approval of the business. If the conditions of the permit are not met, the City has the right to revoke the CUP. CUPs are reviewed and approved by the City's Planning Commission at a public hearing. A few examples of uses that require a CUP are:

- Condominiums and multi-family developments
- Automotive sales and repairs
- Dance studios
- Bars

Please direct all questions and correspondence for the Planning Commission to the City's Planning Department.



Navigating the Planning Commission Process

Initial Meeting with Planning Staff

Gather information and discuss proposed project. Bring pictures, plans, descriptions, or sketches if possible.

Preliminary Review of Plans

Must be completed at least one week prior to the filing deadline. Bring a business plan or operation description and building plans.

Application Submission

All applications, fees, and plans are due approximately five weeks prior to the Planning Commission Public Hearing. Review submittal requirements on the application to ensure all submittals are complete. After the City receives the application, Planning Staff reviews plans for completeness and accuracy, prepares recommendations and a staff report, and notifies the surrounding neighbors.

Planning Commission Meeting

Applicants present their project and answer any questions. Projects may be approved, denied, or continued for further discussion.

Appeal Period

Planning Commission decisions must be appealed to the City Council within 10 days of the Planning Commission decision.

Plan Check

Construction projects may proceed to the Building Division for plan check.

Note: Historic and Coastal Projects may require additional review.



415 Diamond Street, P.O. Box 270
Redondo Beach, California 90277-0270

Planning Department



The Planning Commission

Prepared by the
Redondo Beach Planning
Department

October 2004