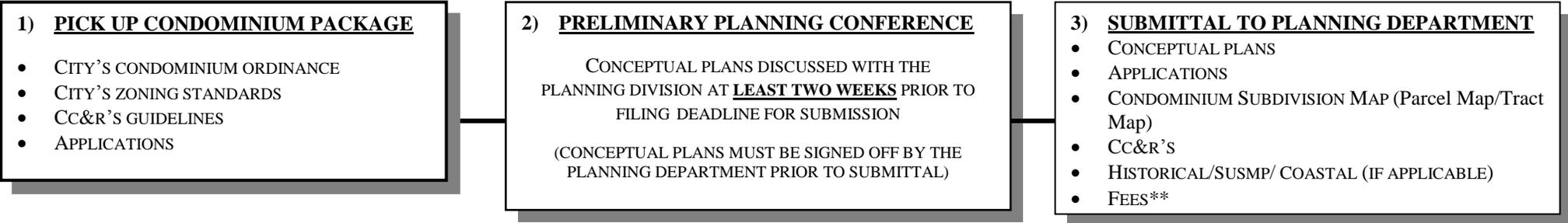


CONDOMINIUM PROCESSING PROCEDURE



4 OR MORE UNITS ON A LOT

2 OR 3 ON A LOT

4) PLANNING COMMISSION MEETING

YOU MUST ATTEND THE MEETING IN ORDER TO ANSWER ANY QUESTIONS RELEVANT TO YOUR PROJECT

A COMPLETE SUBMISSION OF A CONDOMINIUM PROJECT SHALL INCLUDE THE FOLLOWING:

- A. 2 COMPLETE SETS OF CONCEPTUAL DRAWINGS (FULL SCALE DRAWINGS)
- B. 25 COPIES OF THE PLOT PLAN, FLOOR PLANS, AND ELEVATION PLANS 11" X 17"
- C. 27 COPIES OF THE CONDOMINIUM SUBDIVISION MAP (Parcel Map/Tract Map)
- D. 1 COPY OF THE COVENANTS, CONDITIONS AND RESTRICTIONS
- E. 1 COPY OF THE COMPLETED APPLICATION FOR CONDOMINIUM CONDITIONAL USE PERMIT AND PLANNING COMMISSION REVIEW
- F. 1 COPY OF THE COMPLETED CONDOMINIUM SUBDIVISION APPLICATION (WITH THE SIGNATURE OF THE CURRENT OWNER OF RECORD)
- G. 1 COPY OF THE COMPLETED ENVIRONMENTAL ASSESSMENT APPLICATION (ALWAYS REQUIRED IF MORE THAN 5 UNITS—CONSULT WITH STAFF TO DETERMINE WHETHER THIS WILL BE REQUIRED FOR A PROJECT OF 4 UNITS OR LESS)
- H. PAYMENT OF FEES IN FULL (IF PAYING BY CHECK, MAKE PAYABLE TO: CITY OF REDONDO BEACH)

4) ADMINISTRATIVE DESIGN REVIEW

A COMPLETE SUBMISSION OF A CONDOMINIUM PROJECT SHALL INCLUDE THE FOLLOWING:

- A. 2 COMPLETE SETS OF CONCEPTUAL DRAWINGS (FULL SCALE DRAWINGS)
- B. 8 COPIES OF THE PLOT PLAN, FLOOR PLANS, ELEVATION PLANS, AND PARCEL MAP, 11" X 17"
- C. 1 COPY OF THE COMPLETED APPLICATION FOR ADMINISTRATIVE DESIGN REVIEW
- D. 1 COPY OF THE COMPLETED CONDOMINIUM SUBDIVISION APPLICATION (WITH THE SIGNATURE OF THE CURRENT OWNER OF RECORD)
- E. CC&R LIST
- F. PAYMENT OF FEES IN FULL (MAKE CHECK PAYABLE TO: CITY OF REDONDO BEACH)

5) DECISION

- A. APPROVAL
- B. DENIAL

6) 10 DAY APPEAL PERIOD

THE DECISION IS FINAL, UNLESS AN APPEAL IS FILED WITHIN 10 DAYS OF THE DECISION. ADMINISTRATIVE REVIEW APPEALS ARE SET FOR PUBLIC HEARING BEFORE THE PLANNING COMMISSION FOR FINAL ACTION. PLANNING COMMISSION APPEALS ARE SET FOR PUBLIC HEARING BEFORE THE CITY COUNCIL FOR FINAL ACTION.

7) CONCLUSION

- UPON COMPLETION OF APPEAL PERIOD, PLANS SUBMITTED FOR PLAN CHECK AND BUILDING PERMITS
- IF PROJECT IS IN THE COASTAL ZONE, YOU MUST RECEIVE CONCURRENT COASTAL DEVELOPMENT APPROVAL FROM THE CITY, WITH AN ADDITIONAL APPEAL PERIOD TO THE COASTAL COMMISSION

****FEES DUE AT TIME OF FILING**

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|---|----------------------------|
| ADMINISTRATIVE DESIGN REVIEW (2 – 3 units) | \$1,733 + \$520 PER UNIT |
| PLANNING COMMISSION DESIGN REVIEW (4 or more units) | \$2,425 + \$1,015 PER UNIT |
| CONDOMINIUM SUBDIVISION MAP (Parcel Map/Tract Map) | \$1,215/\$1,880 |
| Environmental Review Fees: (If applicable) | |
| Categorical Exemption | No Charge |
| Negative Declaration | \$1,560 plus contract cost |
| Mitigated Negative Declaration | \$1,733 plus contract cost |
| Coastal Development Permit: (If applicable) | |
| Public Hearing required | \$1,215 |
| No Public Hearing waiver | \$260 |