

DOCKETED

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Comments on Alternatives Analysis from Council Member Brand

When considering the 'no project alternative' in the PSA, staff assumes that the plant will not be demolished and the site remediated if AES is not granted an approval to construct in Redondo Beach.

In fact, this is the least likely outcome if the power plant project does not proceed.

Two land use initiatives have been presented to the Redondo voters in the last two years that bounded the amount of development being proposed without a power plant. Most recently, Measure B was proposed by AES with no power plant in their plan, and AES themselves stated publicly that there were a number of alternatives to a power plant if Measure B failed.

Given that Measure A of two years ago required significantly more open space than Measure B, and that both were supported by nearly half the electorate, it is reasonable to assume the amount of development that will be accepted by the public is bounded by these two measures (Measure A being the minimum of development and Measure B the max).

Given that the City Council has unanimously opposed the construction of a new power plant and passed a resolution to that effect in 2013, and that neither of the community led visions of the 2005 advisory vote included a power plant, the conclusion that the public prefers a power plant is not supported.

Additional submitted attachment is included below.

Initiative Measure to be Submitted Directly to the Voters

The City Attorney of the City of Redondo Beach has prepared the following title and summary of the chief purpose and points of the proposed measure:

Initiative Measure to Phase-out Existing Power Generation and Power Transmission From an Approximately 50-Acre Site and to Set New Land Use and Development Standards by Amending the General Plan, Coastal Land Use Plan, Harbor/Civic Center Specific Plan, Coastal Zoning, Zoning, and the City Charter

The purpose of the proposed measure is to eliminate existing power generation, power transmission, and most other industrial uses and establish new land use and development standards on the approximately 50-acre site generally located east of Harbor Drive, south of Herondo Street, and west of North Francisca Avenue including the following parcels: APN #7503013014, #7503013015, #7503013819, and #7503013820 (the “site”).

The proposed measure would amend several planning documents, including the General Plan, Coastal Land Use Plan, the Harbor/Civic Center Specific Plan, Coastal Zoning, and Zoning to accomplish the purpose described above. The proposed measure would require the City to adopt any modifications to these planning documents suggested by Coastal Commission at a future date. The proposed measure would amend the voter and City Council approval requirements contained in City Charter Article XXVII to exempt voter sponsored initiative measures which phase-out and replace power plant uses on the site.

The proposed measure would require existing non-conforming structures to be removed by December 31, 2022, unless existing offices or power generation buildings are approved for reuse by waiving height restrictions, architecture, open space and view corridor requirements by a majority vote of the Redondo Beach voters.

The new plans and zoning requirements put in place by this measure would take effect to create a “Coastal Preserve” land use designation/zone and allocate the site between “parks and open space uses” and “commercial/institutional uses.” The measure requires at least 60% and up to 70% of the site to “be converted to parks and open space uses.” The measure foresees such uses as including:

“public parks, open space, conservation and natural water features; and uses that may be considered subject to a conditional use permit including public serving amenities, such as benches, pedestrian walkways, landscaped rest and viewing areas, amphitheater, public recreational and sports facility, or rest rooms.”

The remaining 30-40% would be allocated between commercial, institutional or marine related light industrial/boatyard uses. The actual percentage would be derived from a formula based on the ratio of commercial to institutional uses; with development bonuses and incentives geared toward promoting hotel and/or office development.

Commercial/institutional uses within the Coastal Preserve designation/zone will be subject to a conditional use permit. The measure would impose detailed development standards for such uses, such as development caps, floor to area ratios, height restrictions, additional open space requirements and setbacks. Residential, time-share and most industrial uses would be prohibited.

“View Corridors” would also be required in both the park/open space and the commercial/institutional uses. The measure contains numerous other technical and administrative provisions.

Notice of Intent to Circulate Petition

Notice is hereby given by the persons whose names appear hereon of their intention to circulate a petition within the City of Redondo Beach, County of Los Angeles, State of California, for the purpose of qualifying the Redondo Beach Power Plant Phase-out Initiative Measure for the local ballot. A statement of the reasons of the proposed action as contemplated in the petition is as follows:

AES Southland has announced their intent to build a new power plant in Redondo Beach.

The residents of Redondo Beach supporting this initiative oppose the negative health, fiscal and environmental impacts of a new power plant; especially considering data that shows energy production from this location is no longer required.

A multitude of studies by the California Energy Commission, the California Independent System Operator and the California State Coastal Conservancy, combined with the power plant's low run rate in recent years, demonstrate that power production at this location is no longer required for grid reliability.

Despite the new plant's increased efficiency, AES has stated the new Redondo plant will increase run times several fold. This will dramatically increase the release of particulate and other emissions such as ammonia and oxides of nitrogen into this densely populated community. Furthermore, AES proposes shorter smoke stacks which would release these pollutants closer to surrounding residents.

A new power plant will be incompatible and tightly surrounded on all sides by long established uses such as senior housing, schools, hotels, restaurants, businesses and dense residential development (10,000 – 13,000 residents per square mile).

Redondo Beach staff reports have cited the negative fiscal, environmental and health impacts of the power plant on our community stating that the power plant is "the major blighting influence" in the harbor area.

Consequently, the decrease in economic activity and reduced land values has a significant effect on the fiscal health of both Redondo Beach and Hermosa Beach.

Using a proper amortization period, this initiative phases-out industrial uses at this site by December 31, 2020, and rezones the land for a balance of commercial and institutional uses with public parkland and open space. The new mix of public and private uses is the highest and best use of the land and represents significant value to the landowner.

The initiative zoning was posted for public input for six months and public meetings were noticed and held. The new zoning reflects input from residents, boaters, council members, city commissioners, area businesses, coastal commission staff and other stakeholders. Although AES was invited to comment, they declined unless a new power plant was included.

The residents recognize this site is located in the Coastal Zone and is regulated by the California Coastal Commission. The new plant would not be a "coastal dependent" use as it eliminates dependence on once-through-cooling. We are confident the new zoning is consistent with the Coastal Act, reflecting a dramatic improvement to coastal land resources with improvements to public access, views, wildlife habitat, and visitor serving recreational uses and accommodations.

The ultimate approval authority lies with the California Energy Commission, the contracting authority lies with the California Public Utilities Commission, and the permit allowing this facility to increase air pollution would be granted by the South Coast Air Quality Management District. The residents call upon all regulating agencies to respect the democratic process and honor our vote, to help restore this densely populated area into a healthful, thriving community.

Signed by:

ORIGINAL SIGNED BY

James A. Light
602B South Broadway
Redondo Beach, California 90277
July 25, 2012

ORIGINAL SIGNED BY

Bill Brand
125 South Broadway
Redondo Beach, California 90277
July 25 2012

Petition for Submission to Voters of Proposed Amendment to the Ordinances and Charter of the City of Redondo Beach

To the City Council of the City of Redondo Beach:

We, the undersigned, registered and qualified voters of the State of California, residents of the City of Redondo Beach, pursuant to Section 3 of Article XI of the California Constitution and Chapter 2 (commencing with Section 34450) of Part 1 of Division 2 of Title 4 of the Government Code, present to the city council of the City of Redondo Beach this petition and request that the following proposed amendment to the charter of the city be submitted to the registered and qualified voters of the city for their adoption or rejection at an election on a date to be determined by the city council. We further request the city council place this amendment on the next statewide general, statewide primary, or regularly scheduled municipal election date.

The proposed charter amendment reads as follows:

Amendment to Article XXVII of Redondo Beach City Charter.

Subdivision (g) is added to Section 27.6 of the Redondo Beach City Charter, to read:

“This article shall not apply to any major change(s) in allowable land use for the approximately 50-acre AES Redondo Beach Generating Plant site in the City’s coastal zone, generally located east of North Harbor Drive, south of Herondo Street and west of North Francisca Avenue, originating in a voter-sponsored initiative petition, and providing for the phase-out and replacement of the power plant uses on the site.”

The proposed ordinance amendments read as follows:

The People of the City of Redondo Beach hereby ordain and enact as follows:

Section 1. Title.

This ballot measure shall be known and may be cited as the “Redondo Beach Power Plant Phase-out Initiative Measure.” This measure is hereafter sometimes referred to as the “Act.”

Section 2. Findings and Declarations.

The People of Redondo Beach find and declare that:

- (a) In recent years, the AES Redondo Beach Generating Plant (hereafter sometimes, the “power plant”) on North Harbor Drive in the coastal zone of the City of Redondo Beach (City) has operated substantially below capacity, and independent power experts have found that the power plant is no longer needed for grid reliability;
- (b) The Redondo Beach Power Plant Phase-out Initiative Measure is intended to eliminate power generation and industrial uses (with the exception of marine related light industrial uses), and to avoid overdevelopment of the approximately 50-acre site of the power plant, once the power plant and its uses have been phased out;
- (c) In 2012, the California Independent System Operator Corporation released a five-year strategic plan, indicating that by 2020, wind and solar generation will quadruple within its transmission grid, and that advancements in technology, including distributed generation such as storage as well as smart grid developments are further reshaping grid and market operations;
- (d) AES Southland has filed a plan showing their intent to shut down the power plant’s four fossil-fueled generating units by December 31, 2020 to meet new limitations adopted by the State Water Resources Control Board severely restricting the use of the harmful seawater-dependent cooling system (once-through-cooling) on which the units’ operation depends, and thenceforth the power plant can no longer be considered a “coastal-dependent development or use” within the meaning of the California Coastal Act of 1976 (hereafter, the “Coastal Act”);
- (e) AES Southland has announced plans to build new facilities and repower at the same location, however, and repowering would continue and increase actual power generation, which would continue significant emissions of air pollutants from the power plant site and continue to expose the People of Redondo Beach and visitors to the public health effects of air pollution, which include respiratory and cardiovascular disease;
- (f) The power plant also harms the public health and quality of life due to noise emissions (including low frequency noise impacts identified in the 1992 environmental impact report for the City’s General Plan), as noise propagates into high density residential areas downwind and uphill of the power plant;
- (g) The power plant is incompatible with the existing and proposed uses that surround it, and it diminishes the aesthetic quality of the waterfront of the adjacent King Harbor, which, as stated in the City’s certified coastal land use plan (LUP), is “a major recreational attraction for visitors from throughout the Los Angeles area”;

(h) Despite information gathered by City staff and available since 2004, disclosing that the power plant is the major blighting influence in the King Harbor area, and despite the detrimental effects of the power plant on the public health, the public welfare and the environment, the Redondo Beach City Council declines to pursue the planning and zoning actions necessary to phase out the power plant and reuse the site for public parks, open space and citizen- and/or visitor-serving, economically beneficial uses;

(i) The City also declines to take action necessary to prevent the many, documented noise violations at the power plant, or to adopt noise regulations for the new commercial and industrial development allowed under the local coastal program (LCP) for the King Harbor area, which took effect on January 14, 2011;

(j) The People of Redondo Beach have already voiced opposition to high density residential development on the power plant site by signing referendum petitions that sought and resulted in the repeal of the 2002 “Heart of the City” Specific Plan;

(k) In a 2005 advisory vote on alternative land use visions for the area bounded by North Catalina Avenue, West Beryl Street, North Harbor Boulevard and Herondo Street, which encompasses the power plant site, the People of Redondo Beach have demonstrated their desire to convert the power plant site to public parkland uses, as the “Heart Park” vision of a regional park and protected open space garnered 4,883 votes and largely prevailed over a development alternative;

(l) By approving Measure DD in 2008, now article XXVII of the Redondo Beach City Charter, the People of Redondo Beach have demonstrated their intent to make the ultimate decision on major changes in allowable land use, and their vote on the Redondo Beach Power Plant Phase-out Initiative Measure reaffirms that intent;

(m) In light of the City Council’s failure to take action phasing out the power plant, the voters should exercise their reserved power of initiative under the California Constitution and article XVIII of the Redondo Beach City Charter to take that action, and to redesignate the power plant site for a mix of environmentally and economically beneficial uses, compatible with surrounding residential and commercial uses, the aesthetic and visual qualities of the City’s waterfront, and the public health and welfare;

(n) To allow the voters of Redondo Beach to ensure the establishment of environmentally and economically beneficial uses for the power plant site, the City’s LCP, consisting of both the City’s coastal land use plan and the Zoning Ordinance for the Coastal Zone (contained in Title 10, Chapter 2 of the Redondo Beach Municipal Code), as well as the City’s General Plan, the Harbor/Civic Center Specific Plan and the Zoning Ordinance of the City of Redondo Beach (contained in Title 10, Chapter 2 of the Redondo Beach Municipal Code), should be amended to provide for public parks, recreational, open space, institutional and commercial uses under a new coastal land use designation (Coastal Preserve) and a new implementing coastal zoning classification (CP-1 Coastal Preserve), all as provided in this Act;

(o) To ensure full implementation of the environmentally and economically beneficial uses for the power plant site provided by this Act, the state power agencies should refrain from approving any application or contract permitting, or otherwise resulting in, power generation at the AES Redondo Beach Generating Plant beyond December 31, 2020;

(p) The amendments to the LCP contained in this Act are intended to further the purposes of the Coastal Act, and to increase the level of protection provided under the standards and policies of chapter 3 of the Coastal Act and the City’s LCP, for public access, recreation, water views and other significant coastal zone resources; and

(q) The amendments to the LCP contained in this Act are intended to be carried out in a manner fully in conformity with the Coastal Act.

Section 3. Purpose and Intent.

The People of Redondo Beach further find and declare that their purpose and intent in enacting the Redondo Beach Power Plant Phase-out Initiative Measure is to:

(a) Prevent ongoing negative impacts to the City’s coastal zone and its natural and recreational resources (including, among other things, important boating and other water uses) caused by power generation at the AES Redondo Beach Generating Plant site, while restoring and enhancing environmental quality in this important portion of the coastal zone;

(b) Provide for a carefully balanced mix of public parkland, open space, institutional and commercial land uses, maximizing coastal public access, recreational opportunities and lower cost visitor-serving uses in the King Harbor area, consistent with sound resources conservation principles and constitutionally protected private property rights;

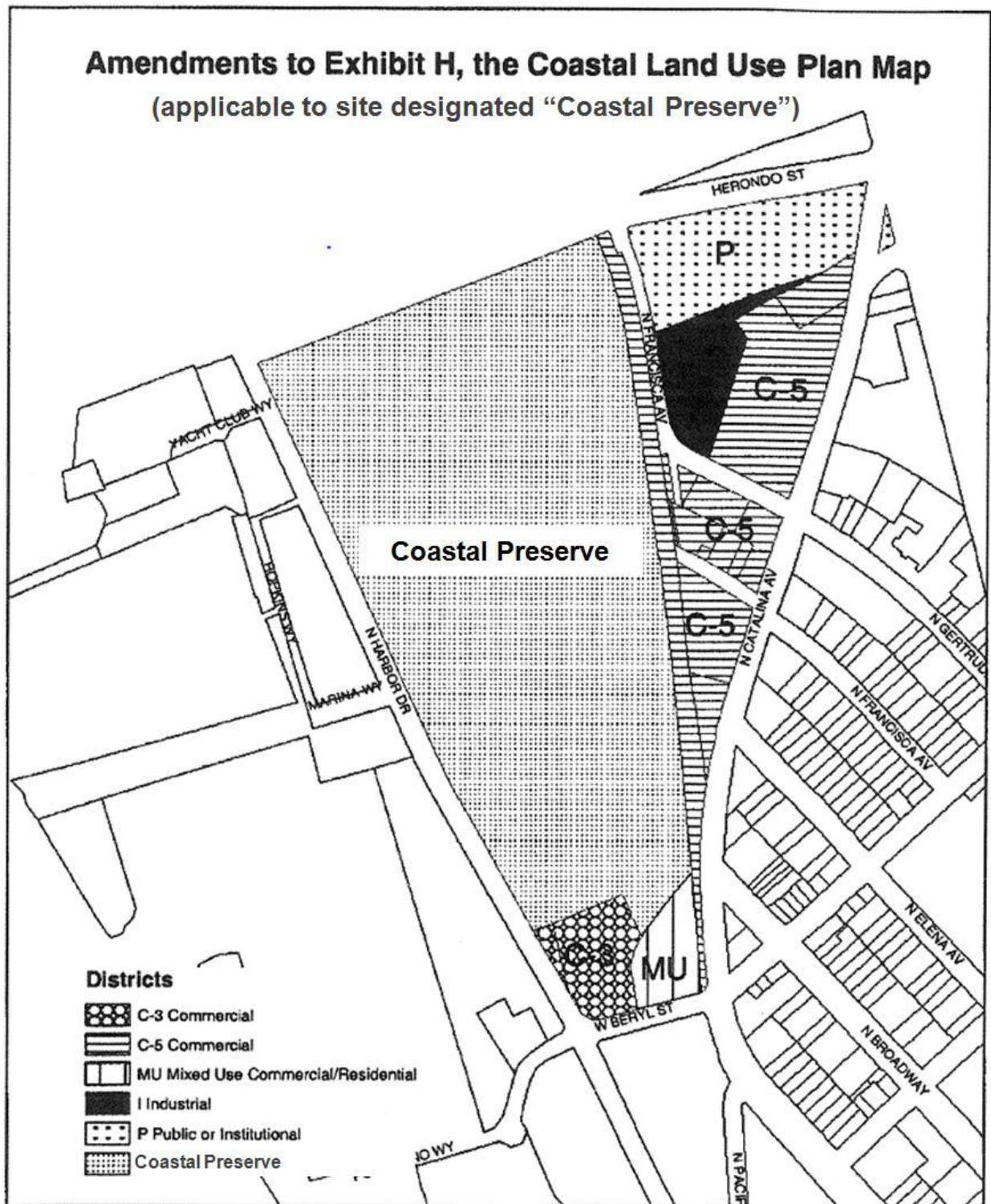
(c) Allow for land use and development that is compatible with, and enhances, existing and planned public recreational (including boating) uses in the King Harbor Marina and the adjacent coastal waters;

(d) Allow for land use and development that is compatible with, and enhances, existing and planned commercial uses in the King Harbor area and residential uses in the City; and

(e) Protect the public health, safety and welfare, and the quality of life for all citizens living or working in the City, and for all visitors to the City.

Section 4. Amendment of the Coastal Land Use Plan.

(1) Exhibit H of the Coastal Land Use Plan Map is amended for the approximately 50-acre area encompassing the AES Redondo Beach Generating Plant site, generally located east of North Harbor Drive, south of Herondo Street and west of North Francisca Avenue, as shown in the following map:



(2) The property table identified as “Table 1” in Resolution No. CC-0508-83 adopted by the City Council on August 2, 2005, amending the coastal land use plan for the area bounded by North Catalina Avenue, Beryl Street, North Harbor Drive and Herondo Street, is amended to replace the LUP classification “GENERATING PLANT” with the LUP classification “COASTAL PRESERVE” for Los Angeles County Assessor parcels no. 7503013014, no. 7503013015, no. 7503013819, and no. 7503013820.

(3) A new land use classification entitled “**Coastal Preserve**” is added immediately following the land use classification entitled “Public or Institutional,” part of subheading C (entitled “Proposed Land Use Classifications”) of Section VI (entitled “LOCATING AND PLANNING NEW DEVELOPMENT”) of the Coastal Land Use Plan to read:

“Upon the state-mandated December 31, 2020 phase-out compliance date for the once-through-cooling system upon which power generation depends at the AES Redondo Beach Generating Plant, at least 60% of the plant’s approximately 50-acre site shall be converted to parks and open space uses, with primary permitted uses being public parks, open space, conservation and natural water features; and uses that may be considered subject to a conditional use permit including public serving amenities, such as benches, pedestrian walkways, landscaped rest and viewing areas, amphitheater, public recreational and sports facilities, or rest rooms. The remaining acreage of the plant’s approximately 50-acre site shall be converted to commercial/institutional uses. These uses are subject to a conditional use permit and may include retail and service commercial uses, including marine services, boat storage, hotels, educational and cultural uses, professional offices, as well as similar uses serving the local community and the visitors to the coastal zone.

Industrial uses are prohibited anywhere in the Coastal Preserve, except for the following, subject to a conditional use permit: marine related light industrial/boat yard, to allow construction of small water craft (under 30 length overall (LOA)), or the repair and modification of marine vessels, especially in conjunction with a school. Power generation (except for rooftop solar generation as ancillary use) is prohibited anywhere in the Coastal Preserve after December 31, 2020, and power transmission should be phased out as soon as feasible after December 31, 2020.

Residential uses, condominium-hotels, fractional ownership hotels, timeshares and other limited use overnight visitor accommodations are prohibited anywhere in the Coastal Preserve. Only hotels with guestrooms available to the general public on a daily, year-round basis may be permitted in the Coastal Preserve. Consistent with Policy 15 (g) of Subsection D (entitled “Land Use”) of Section VI (entitled “LOCATING AND PLANNING NEW DEVELOPMENT”), hotels shall provide lower cost visitor accommodations, whenever feasible; and when infeasible and proposed hotels include high cost overnight visitor accommodations, an in-lieu fee in an amount necessary to offset the lack of the preferred lower cost facilities shall be imposed. The fee shall be \$30,000 per hotel room that mitigation is required for, and the fee shall be adjusted annually to account for inflation according to increases in the Consumer Price Index U.S. City Average.

The in-lieu fee shall be required for development of hotels that are not low or moderate cost facilities. These in-lieu fee(s) shall be required as a condition of approval of a coastal development permit, in order to provide significant funding to support the establishment of lower cost overnight visitor accommodations within the coastal area of Los Angeles County, and preferably within the City of Redondo Beach’s coastal zone. The fee shall apply to 25% of the total number of a hotel’s proposed units that are high-cost overnight visitor accommodations.”

(4) The land use classification entitled “**Generating Plant**,” including the explanatory text pertaining thereto, part of subheading C (entitled “Proposed Land Use Classifications”) of Section VI (entitled “LOCATING AND PLANNING NEW DEVELOPMENT”) of the Coastal Land Use Plan, is deleted.

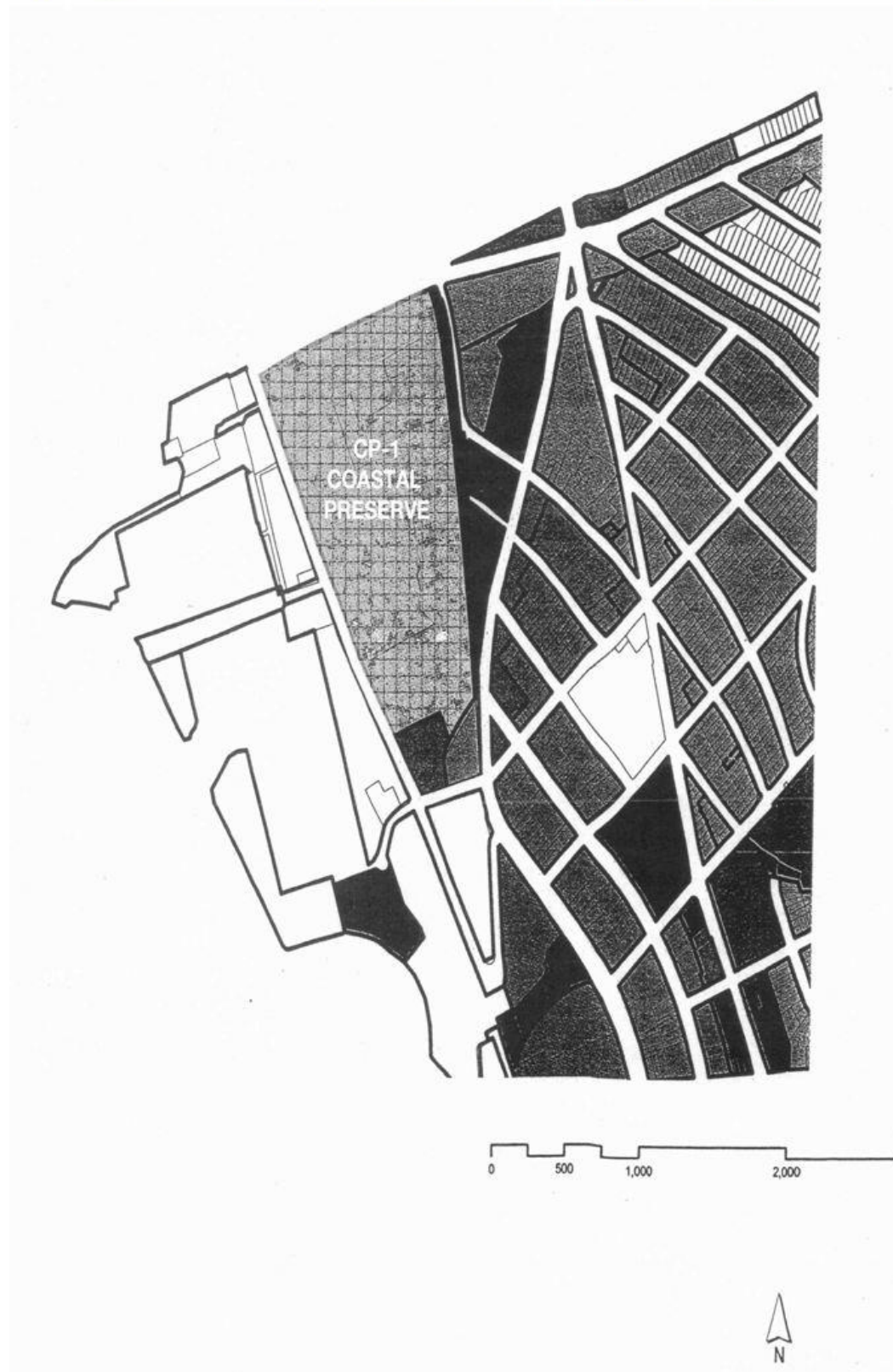
(5) Policy 9 of Subsection D (entitled “Land Use”) of Section VI (entitled “LOCATING AND PLANNING NEW DEVELOPMENT”) of the Coastal Land Use Plan is deleted, and replaced with the following:

“9. Take all local action and support all state action necessary to assure the complete phase-out of the AES Redondo Beach Generating Plant use by no later than December 31, 2020, and to implement the Coastal Preserve land uses at the approximately 50-acre site of the power plant. These uses are specifically listed in the Zoning Ordinance for the Coastal Zone. Conversion of the power plant use to Coastal Preserve uses does not depend on acquisition or ownership by the City or another governmental agency of the parcels of land that comprise the power plant site.”

Section 5. Amendment of the Zoning Ordinance for the Coastal Zone.

(1) The zoning map is amended for the approximately 50-acre area encompassing the AES Redondo Beach Generating Plant site, generally located east of North Harbor Drive, south of Herondo Street and west of North Francisca Avenue, as shown in the following map:

**Coastal Zoning Map Amendment –
Redondo Beach Power Plant Phase Out Initiative Measure**



(2) The property table identified as “Table 1” in Ordinance No. 2972-05 adopted by the City Council on August 2, 2005, amending the zoning map for the area bounded by North Catalina Avenue, Beryl Street, North Harbor Drive and Herondo Street, is amended to replace the zoning classification “P-GP” with the zoning classification “CP-1 Coastal Preserve” for Los Angeles County Assessor parcels no. 7503013014, no. 7503013015, no. 7503013819, and no. 7503013820.

(3) Subdivision (d) of Section 10-5.300 of Article 1, Chapter 5, Title 10 of the Redondo Beach Municipal Code, part of the Zoning Ordinance for the Coastal Zone, is amended to read:

“(d) Public and Institutional.

- (1) P-CIV Civic Center Zone.
- (2) P-RVP Riviera Village Parking Zone.
- (3) P-CF Community Facility Zone.

(4) P-PRO Parks, Recreation, and Open Space Zone.

(5) P-ROW Right-of-Way Zone.”

(4) Subdivision (g) is added to Section 10-5.300 of Article 1, Chapter 5, Title 10 of the Redondo Beach Municipal Code, part of the Zoning Ordinance for the Coastal Zone, to read:

“(g) **CP-1 Coastal Preserve Zone.**”

(5) Section 10-5.1110 of Article 2, Chapter 5, Title 10 of the Redondo Beach Municipal Code, part of the Zoning Ordinance for the Coastal Zone, is amended by deleting (i) the reference to “P-GP Generating Plant zone” in the heading of that section; and (ii) the “P-GP column” in the schedule contained in that section.

(6) Section 10-5.1114 of Article 2, Chapter 5, Title 10 of the Redondo Beach Municipal Code, part of the Zoning Ordinance for the Coastal Zone, is amended to read:

“10-5.1114 Former P-GP generating plant zone.

The Redondo Beach Power Plant Phase-out Initiative Measure enacted by the People of Redondo Beach in 2013 has repealed the P-GP Generating Plant zone adopted by the City Council on August 2, 2005, and has replaced it with the CP-1 Coastal Preserve zone, and the power plant uses on the AES Redondo Beach Generating Plant site for which the former P-GP Generating Plant zone was created constitute nonconforming uses to be discontinued completely by no later than December 31, 2020, notwithstanding any provision of subdivision (a) of Section 10-5.2002 to the contrary. The existing structures on the AES Redondo Beach Generating Plant site (including all facilities, equipment and storage, whether currently utilized or not, pertaining to the power plant uses) shall be considered nonconforming structures and shall be removed by no later than December 31, 2022, except that the City may approve maintenance or rehabilitation of any given structure if such structure is consistent with the Coastal Preserve land use designation and the specific purposes of the CP-1 Coastal Preserve zone, and complies with the regulations and standards applicable in this new zone.”

(7) Division 11 is added to Article 2, Chapter 5, Title 10 of the Redondo Beach Municipal Code, part of the Zoning Ordinance for the Coastal Zone to read:

“Division 11. CP-1 Coastal Preserve Zone.

10-5.1450 Specific purposes: CP-1 Coastal Preserve Zone.

In addition to the general purposes listed in Section 10-5.102, the specific purposes of the CP-1 Coastal Preserve zone regulations are to:

(a) Phase out power generation and industrial uses (with the exception of marine related light industrial uses) on the AES Redondo Beach Generating Plant site by no later than December 31, 2020, due to the significant adverse environmental and economic impacts on residents and surrounding uses, including visitor-serving uses, caused by the power plant;

(b) Increase public parkland and open space in the City’s coastal zone, enhance and restore visual quality in the visually degraded area of the power plant site and provide coastal habitats for migratory birds and other coastal wildlife;

(c) Allow sufficient commercial and institutional uses to generate revenue to cover the ongoing costs of the new parkland and open space in the CP-1 Coastal Preserve zone;

(d) Ensure that the appearance and effects of commercial or institutional buildings and uses are harmonious with the coastal zone environment and character of the local area in which they are located;

(e) Incentivize the establishment of museums or educational institutions; and

(f) Provide areas for the development of a distinct pedestrian scaled “village” environment which primarily serves the needs of local residents and visitors, and fosters pedestrian activity in lieu of vehicular traffic.

10-5.1455 Land use regulations: CP-1 Coastal Preserve Zone.

In the following schedule the letter “P” designates use classifications permitted in the CP-1 Coastal Preserve zone, the letter “C” designates use classifications permitted subject to approval of a Conditional Use Permit, as provided in Section 10-2.2506. Where there is neither a “P” nor a “C” indicated under this specified zone, or where a use classification is not listed, that classification is not permitted. No residential use shall be permitted in the CP-1 Coastal Preserve zone. The “Additional Regulations” column references regulations located elsewhere in the Municipal Code.

Use Classifications	CP-1 Coastal Preserve Zone
Artist Studio	C
Bars and Cocktail Lounges	C
Restaurants with no drive-thru service	C
Retail sales	C
Snack shops	C
Sports/Recreational rentals/facilities	C
Marine services	C
Marine related light industrial/ boat yard to allow construction of small water craft (under 30 feet length overall (LOA)), or the repair and modification of marine vessels especially in conjunction with a school	C
Marine related retail, dealers and brokerages (includes ground level display lots)	C
Pay parking facility under 30 feet high	C
Parking lot ground level	C
Private schools/educational facilities	C
Private recreational facilities	C
Boat storage	C
Hotel/Convention Facilities	C
Residential, condominium-hotels, fractional ownership hotels, timeshares and other limited use overnight visitor accommodations	Prohibited
Power generation facility	Nonconforming use; must be completely phased out by no later than December 31, 2020 and is prohibited thereafter. Rooftop solar generation permitted as ancillary use for new uses allowed in the CP-1 Coastal Preserve zone.
Power transmission equipment, switch yards and high voltage lines	Nonconforming use, to be phased out as soon as feasible after December 31, 2020.
Industrial uses (other than marine related light industrial uses)	Nonconforming uses; must be completely phased out by no later than December 31, 2020 and are prohibited thereafter.
Offices	C
Small government offices as necessary for, and ancillary to, operation of onsite activities	P

Public serving amenities, such as benches, pedestrian walkways, landscaped rest and viewing areas, amphitheater, or public recreational and sports facilities	C
Cultural institutions/museums	C
Educational institutions, private	C
Schools/universities, public	C
Public Park/Open Space	P
Conservation Area	P
Wetlands/pond natural water features	P
Public rest rooms	P

10-5.1460 Additional land use regulations: CP-1 Coastal Preserve Zone.

Power generation uses in the CP-1 Coastal Preserve zone shall be phased out by no later than December 31, 2020. It is the express intent of the voters to phase out power transmission on this site as well. Required legacy power transmission equipment, switch yards and high voltage lines may continue as a nonconforming use until an alternative is implemented; it is intended, however, that power transmission cease as soon as possible following closure of the AES Redondo Beach Generating Plant. Solar power generation is permitted as a use accessory to any permitted or conditionally permitted use in the CP-1 Coastal Preserve zone.

Residential uses, condominium-hotels, fractional ownership hotels, timeshares and other limited use overnight visitor accommodations are prohibited anywhere in the CP-1 Coastal Preserve zone. Hotels with guestrooms available to the general public on a daily, year-round basis may be permitted within the area of the CP-1 Coastal Preserve Zone allocated to commercial/institutional uses (see Redondo Beach Municipal Code section 10-5.1470, below), and all guestrooms shall be available to the general public on a daily, year-round basis. Hotels shall provide lower cost visitor accommodations, when feasible; and when infeasible and proposed hotels include high cost overnight visitor accommodations, an in-lieu fee in an amount necessary to offset the lack of the preferred lower cost facilities shall be imposed. The fee shall be \$30,000 per hotel room that mitigation is required for, and the fee shall be adjusted annually to account for inflation according to increases in the Consumer Price Index U.S. City Average.

The in-lieu fee shall be required for development of hotels that are not low or moderate cost facilities. These in-lieu fee(s) shall be required as a condition of approval of a coastal development permit, in order to provide significant funding to support the establishment of lower cost overnight visitor accommodations within the coastal area of Los Angeles County, and preferably within the City of Redondo Beach's coastal zone. The fee shall apply to 25% of the total number of a hotel's proposed units that are high-cost overnight visitor accommodations.

When referring to any overnight visitor accommodations, lower cost facilities shall be defined as any facility with room rates that are below 75% of the Statewide average room rate, and higher cost facilities shall be defined as any facility with room rates that are 125% above the Statewide average room rate. Statewide average room rates can be calculated by the Smith Travel Research website (www.visitcalifornia.com) or an analogous method used to arrive at an average Statewide room rate value.

Prior to issuance of the coastal development permit, and upon execution of an appropriate agreement between the City and the designated recipient that assures use of the in-lieu fee to assist in the creation of lower cost overnight visitor accommodations within the nearby coastal region, the applicant shall transfer the fee to the entity designated by the agreement.

10-5.1465 Development standards: CP-1 Coastal Preserve Zone.

(a) Except as otherwise provided herein, a minimum of 70% of the total acreage (approximately 50 acres) of the CP-1 Coastal Preserve zone shall be committed to public parks/open space uses, with the balance committed to commercial/institutional uses.

- (b) General regulations. See Article 3 of this chapter.
- (c) Parking regulations. See Article 5 of this chapter.
- (d) Sign regulations. See Article 6 of this chapter.

- (e) Landscaping regulations. See Article 7 of this chapter.
- (f) Coastal development permits. See Article 10 of this chapter.
- (g) Procedures. See Article 12 of this chapter.
- (h) Water Quality Measures. See Chapter 7, Title 5 of the Redondo Beach Municipal Code.

10-5.1470 Commercial/Institutional uses: CP-1 Coastal Preserve Zone.

(a) Land Use Allocation on former AES Redondo Beach Generating Plant site: Except as otherwise provided herein, up to 30% of the CP-1 Coastal Preserve zone acreage may be used for commercial/institutional development. The commercial land uses shall be physically separated from the public parks/open space uses, but the two may be directly accessible to one another. To incentivize the development of institutional, hotel and/or office uses, a development bonus will be awarded for development of such uses. A sliding scale bonus of up to an additional 10% of the total acreage will be granted for each 1% of such acreage dedicated to institutional, hotel and/or office development that exceeds 10% of the total commercial/institutional acreage.

Example: If 15% of the total commercial/institutional acreage is dedicated to institutional development, the total commercial/institutional allocation would be 35% of the total acreage. If 20% of the total commercial/institutional acreage is dedicated to institutional uses, the total commercial/institutional allocation would 40%.

40% commercial/institutional allocation is the maximum allowable. The public parks/open space allocation shall not be less than 60% of the total acreage under any circumstance.

(b) Total CP-1 commercial/institutional development shall be capped at 130,000 square feet as described by the following equation:

Total commercial development other than institutional, hotel and office development + (0.30 x total institutional/hotel/office development) = total commercial/institutional development in the CP-1 Coastal Preserve zone.

The floor area ratio (F.A.R.) of all buildings on a lot or contiguous commercial/institutional development area shall not exceed 0.25 (see definition of "Floor area ratio" in Section 10-5.402). However, institutional, hotel and/or office development may be developed at an F.A.R. of up to 0.65. Institutional, hotel and/or office development may include multi-level parking, restaurants, bars, convention/meeting space and small retail shops directly and solely ancillary to such development, for up to 30% of the total square footage of such development.

(c) View Corridors: Harbor and ocean views shall be restored and enhanced. The following view corridors are mandatory:

(1) The extension of the SCE Right of Way (ROW) westward through the property. This view corridor shall be a minimum of the entire width of the SCE ROW as measured where the ROW crosses North Francisca Avenue. Single-floor buildings are allowed in this view corridor, but any development therein must meet the 20% contiguous view requirement defined in subdivision (c)(3) below.

(2) The view from North Catalina Avenue through the site in the former location of Tank 5. The minimum width shall be the width defined by the southern edge of the current power plant to the southern edge of the property line. No buildings are allowed in this view corridor, except that minor structures less than 250 square feet may be allowed so long as when added together such structures do not obstruct or obscure more than 20% of the width of the view corridor and no structure exceeds 12 feet in height at its highest point.

(3) In addition to the SCE ROW and Tank 5 view corridors, view corridors from the east to the west through each developed portion are required. No development shall constitute, result in or contribute to a view obstructing or obscuring wall from the northern end to southern end of any contiguous developed area. A minimum of 20% total contiguous view corridor from east to west is required of any commercial/institutional development. This 20% shall be calculated from the lineal footage defined by the northern edge of the northern-most building in any contiguous developed area and the southern end of the southern-most building of such contiguous developed area. Each view corridor must be between the northern-most and the southern-most buildings of each contiguous developed area. Thus, the 20% requirement cannot be met by extending the open space beyond the northern and/or southern end of the developed area. The minimum width of any view corridor shall be 30 feet.

Ground level parking is allowable in these corridors. Landscaping and trees are desirable, but shall not constitute, result in or contribute to obstructing or obscuring more than 10% of the view corridor width.

(d) Height restrictions: Institutional, hotel and/or office uses may have no more than three stories, and shall not be higher than 45 feet. Commercial uses (other than institutional, hotel and/or office uses) may have no more than two stories, and shall not be higher than 30 feet. Height shall be measured from natural or finished grade, including rooftop, parapet and deck walls and railings, whichever results in a lower building height, except for photovoltaic panels. Only minor architectural elements may deviate from these height restrictions, but may not

exceed 15% of building width from its longest horizontal dimension. (See also definition of “Building height” and “Story” in Section 10-5.402.)

(e) Open space requirements: Development shall maintain a minimum of 10% of publicly accessible open space of its ground-level footprint. Parking space shall not be considered to fulfill open space requirements. Minimum distance between any two buildings (other than minor structures less than 150 square feet) shall be 25 feet or 50% of the building height, whichever is greater. In addition to the 10% minimum open space requirement, establishment of a minimum two (2)-acre public promenade/plaza is a mandatory feature required of the commercial/institutional zoning. Space dedicated to meet the open space and view corridor requirements in commercial/institutional land uses may not be applied toward (i.e., may not be offset from) the required public parks/open space allocation.

(f) Setbacks. Setbacks may not be applied toward (i.e., may not be offset from) the required public parkland/open space allocation. The minimum setback requirements shall be as follows:

(1) Front setback. There shall be a minimum front setback of thirty (30) feet the full width of the lot.

(2) Side setback. There shall be a minimum side setback of thirty (30) feet the full length of the lot. The required side setback may be modified pursuant to Planning Commission Design Review (Section 10-5.2502).

(3) Rear setback. There shall be a minimum side setback of thirty (30) feet the full width of the lot. The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-5.2502).

(4) Harbor Drive setback. An additional 30 feet of setback/public right-of-way is required along Harbor Drive to accommodate the potential realignment of Harbor Drive for a bike path. This right-of-way shall not be used to widen Harbor Drive to accommodate more vehicular (car, bus, truck etc.) traffic lanes.

(g) Architecture. The architecture of all development should be reflective of the heritage and history of the area. Preferred architectural styles are Arts and Crafts, Spanish Colonial, Mission, and Beach Bungalow.

(h) Reuse of existing power plant facilities. Height restrictions, architecture, open space and the view corridor requirements in subdivision (b)(3) above, may only be waived to the extent required for the reuse of the existing office and power generation building, consistent with the uses allowable in this zone, and subject to the majority vote of the Redondo Beach voters voting for the proposed reuse. The maximum allowable reuse is 30% of the current power plant office and power generation building. Reuse is defined as reusing a minimum of the two existing exterior walls on the east and west sides of the building with only minor modifications to meet code or add windows. At least 80% of the current façade must be reused without substantive modification to the façade and structure to qualify as reuse under this subdivision.

(i) Institutional uses. Cultural and educational institutional uses are defined as universities, aquatic/marine/environmental educational/research facilities, aquariums, museums, and/or art galleries. The institutional uses may include light industrial uses such as a boat building school or an environmental educational/research laboratory. Any such uses are a conditional use subject to final City Council approval.

(j) Green belt extension. Development shall accommodate paths that, in effect, extend the “Green Belt” trail of Hermosa Beach where it meets Herondo Street at North Francisca Avenue through the CP-1 Coastal Preserve zone to Harbor Drive and to North Catalina Boulevard on the southern end of the zone.

10-5.1475 Public Parks/Open Space uses: CP-1 Coastal Preserve Zone.

(a) Land Use Allocation on former AES Redondo Beach Generating Plant site: A minimum of 70% of the CP-1 Coastal Preserve zone acreage shall be used for public parks/open space, except that this allocation may be reduced to no less than 60%, based on the institutional/hotel/office use bonus described in Section 10-5.1470, above. Space dedicated to meet the open space and view corridor requirements in commercial/institutional land uses may not be applied toward (i.e., may not be offset from) the required public parks/open space allocation. Space dedicated to meet view corridor requirements in public parks/open space land uses may be applied toward the public parks/open space allocation. Only parking required for the public parks/open space land uses may be applied toward the public parks/open space allocation. The public parks/open space uses shall be physically separated from commercial/institutional uses, but the two may be directly accessible to one another.

(b) View Corridors: Harbor and ocean views shall be restored and enhanced. The following view corridors are mandatory:

(1) The extension of the SCE Right of Way (ROW) westward through the property. This view corridor shall be a minimum of the entire width of the SCE ROW as measured where the ROW crosses North Francisca Avenue. Single-floor buildings are allowed in this view corridor, but any development therein must meet the 20% contiguous view requirement defined in subdivision (c)(3) below.

(2) The view from North Catalina Avenue through the site in the former location of Tank 5. The minimum width shall be the width defined by the southern edge of the current power plant to the southern edge of the property line. No buildings are allowed in this view corridor, except that minor structures less than 250 square feet may be allowed so long as when added together such structures do not obstruct or obscure more than 20% of the width of the view corridor and no structure exceeds 12 feet in height at its highest point.

(3) In addition to the SCE ROW and Tank 5 view corridors, view corridors from the east to the west through each developed portion are required. No development shall constitute, result in or contribute to a view obstructing or obscuring wall from the northern end to southern end of any contiguous developed area. A minimum of 20% total contiguous view corridor from east to west is required of any development located in the public parks/open space acreage allocation. This 20% shall be calculated from the lineal footage defined by the northern edge of the northern-most building in any contiguous developed area and the southern end of the southern-most building or structure of such contiguous developed area. Each view corridor must be between the northern-most and the southern-most buildings of each contiguous developed area. Thus, the 20% requirement cannot be met by extending the open space beyond the northern and/or southern end of the developed area. The minimum width of any view corridor shall be 30 feet.

Ground level parking is allowable in these corridors. Landscaping and trees are desirable, but shall not constitute, result in or contribute to obstructing or obscuring more than 10% of the view corridor width.

(c) Height restrictions: No facilities for public serving amenities shall be higher than 15 feet. Height shall be measured from natural or finished grade, including rooftop, parapet and deck walls and railings, whichever results in a lower building height, except for photovoltaic panels. Only minor architectural elements may deviate from these height restrictions, but may not exceed 15% of building width from its longest horizontal dimension. (See also definition of “Building height” and “Story” in Section 10-5.402.)

(d) Natural water feature(s): Ponds, lakes, wetlands, streams and other natural water features are permitted and any space they occupy may be applied toward the public parks/open space allocation, so long as these features are not surrounded by private uses that obstruct or obscure visual or physical access. “Natural water features” means features that are meant to re-create or simulate/replicate natural aquatic environmental habitats and processes. It does not include features whose purpose is a water-related recreational use, such as water slides or lazy rivers for floats. Public access on or in the water shall be prohibited except for required maintenance activities or professionally guided educational/research activities. A public swimming pool does not qualify as a natural water feature, but may be allowed as a conditional publicly accessible recreation facility.

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

(1) Front setback. There shall be a minimum front setback of thirty (30) feet the full width of the lot.

(2) Side setback. There shall be a minimum side setback of thirty (30) feet the full length of the lot. The required side setback may be modified pursuant to Planning Commission Design Review (Section 10-5.2502).

(3) Rear setback. There shall be a minimum side setback of thirty (30) feet the full width of the lot. The required rear setback may be modified pursuant to Planning Commission Design Review (Section 10-5.2502).

(4) Harbor Drive setback. An additional 30 feet of setback/public right-of-way is required along Harbor Drive to accommodate the potential realignment of Harbor Drive for a bike path. This right-of-way shall not be used to widen Harbor Drive to accommodate more vehicular (car, bus, truck etc.) traffic lanes.

(f) Architecture. The architecture of all development should be reflective of the heritage and history of the area. Preferred architectural styles are Arts and Crafts, Spanish Colonial, Mission, and Beach Bungalow.

(g) Conservation areas. Up to 30% of the public parks/open space acreage may be set aside for conservation areas with restricted public access. This percentage shall be exclusive of any natural water feature. All conservation areas shall be viewable from the accessible areas of the public parks/open space areas in the CP-1 Coastal Preserve zone.

(h) Green belt extension. The public parkland/open space uses shall accommodate paths that, in effect, extend the “Green Belt” trail of Hermosa Beach where it meets Herondo Street at North Francisca Avenue through the CP-1 Coastal Preserve zone to Harbor Drive and to North Catalina Boulevard on the southern end of the zone.”

Section 6. Amendment of Redondo Beach General Plan.

(1) The General Plan Land Use Plan Map is amended to redesignate the approximately 50-acre area encompassing the AES Redondo Beach Generating Plant site, generally located east of North Harbor Drive, south of Herondo Street and west of North Francisca Avenue from “P Public or Institutional” to “Coastal Preserve,” as shown on Exhibit H of the Coastal Land Use Plan Map as amended by Section 4 (1) of this Initiative Measure, referenced in and following the text of Section 4 (1).

(2) The first sentence of the last paragraph of Subsection 2.1.1 (entitled “Land Use Policy”) of the land use element of the General Plan is amended, to read:

“Policy provides for the retention of lands for public (parks, schools, and governmental administration and capital), transportation (highways and railroad corridors), and utility (electrical generating plants and transmission corridors) uses and facilities, with the exception of the approximately 50-acre AES Redondo Beach Generating Plant site located in the King Harbor area where power generation uses and facilities must be discontinued by no later than December 31, 2020.”

(3) Policy 1.7.1 of Subsection 2.1.4 (entitled “Goals, Objectives, and Policies”) of the land use element of the General Plan is amended, to read:

“Allow for the development of coastal-related commercial retail and service uses (fishing supplies, marine supplies, recreational equipment rentals and sales, recreational clothing, entertainment, and similar) in the King Harbor area, the Redondo Beach Pier, and lands classified as Coastal Commercial “CC” on the Land Use Plan map (I1.1, I1.3).”

(4) Policy 1.8.2 of Subsection 2.1.4 (entitled “Goals, Objectives, and Policies”) of the land use element of the General Plan is amended, to read:

“Except as provided otherwise in the Redondo Beach Power Plant Phase-out Initiative Measure, allow for the continuation of utility corridors, easements, and facilities (sewer, water, energy, storm drainage, telecommunications, and other) to provide for existing and future land use development in areas classified as Public (“P”) on the Land Use Plan map (I1.1).”

(5) Policy 1.9.1 of Subsection 2.1.4 (entitled “Goals, Objectives, and Policies”) of the land use element of the General Plan is amended, to read:

“Control the development of industrial and other uses which use, store, produce, or transport toxics, generate unacceptable levels of noise, air emissions, or contribute other pollutants; requiring adequate mitigation measures confirmed by environmental review (I1.1, I1.8). Phase out by no later than December 31, 2020, the power plant use at the approximately 50-acre AES Redondo Beach Generating Plant site.”

(6) The third introductory paragraph under the heading “**PUBLIC AND INSTITUTIONAL USES**,” part of Subsection 2.1.4 (entitled “Goals, Objectives, and Policies”) of the land use element of the General Plan is amended, to read:

“Reference should also be made to the Harbor/Civic Center Specific Plan, Civic Center Sub-Area; Harbor/Pier Sub-Area, Zone 1; and Catalina Avenue Sub-Area, Zone 1, which establishes additional standards and policies for certain areas designated as ‘P.’ ”

(7) Add the following new subheading and text immediately below the text of Goal 1L, in the discussion under the heading “**TARGETED REVITALIZATION SITES**” (preceding the subheading “Ruxton Lane”), part of Subsection 2.1.4 (entitled “Goals, Objectives, and Policies”) of the land use element of the General Plan to read:

“AES Redondo Beach Generation Plant Site

This site, consisting of approximately 50 acres of land, generally located east of North Harbor Drive, south of Herondo Street and west of North Francisca Avenue, has historically been used for power generation. This use is considered to have a major blighting influence due to the size of the site, its location in the coastal zone, across from King Harbor, the visual impact of the use on the surrounding area, and undesirable, substantially adverse environmental impacts of the use, which are detrimental to the public health, safety, and welfare. The conversion of the power generation use to a carefully balanced mix of public parkland, recreational, open space, institutional and commercial land uses, maximizing coastal public access, recreational opportunities and lower cost visitor-serving uses in the King Harbor area, consistent with sound resources conservation principles and constitutionally protected private property rights is considered far preferable to continued power generation, including repowering at the site that would follow the state-mandated compliance with new limitations on the use of once-through-cooling systems upon which power generation depends at the AES Redondo Beach Generating Plant.

Upon the December 31, 2020 compliance date for phasing out the once-through cooling system used at the AES Redondo Beach Generating Plant, at least 60% of the plant’s approximately 50-acre site shall be converted to parks and open space uses, with primary permitted uses being public parks, open space, conservation and natural water features; and uses that may be considered subject to a conditional use permit including public serving amenities, such as benches, pedestrian walkways, landscaped rest and viewing areas, amphitheater, public recreational and sports facilities, or rest rooms. The remaining acreage of the plant’s approximately 50-acre site shall be converted to commercial/institutional uses: these uses are subject to a conditional use permit and may include retail and service commercial uses, including marine services, boat storage, hotels, educational and cultural uses, professional offices, as well as similar uses serving the local community and the visitors to the coastal zone.

Industrial uses are prohibited anywhere in the Coastal Preserve, except for the following, subject to a conditional use permit: marine related light industrial/boat yard, to allow construction of small water craft (under 30 feet length overall (LOA)), or the repair and modification of marine vessels, especially in conjunction with a school. Power generation (except for rooftop solar generation as an ancillary use) is prohibited anywhere in the Coastal Preserve, after December 31, 2020, and power transmission equipment should be phased out as soon as feasible after December 31, 2020.

Residential uses, condominium-hotels, fractional ownership hotels, timeshares and other limited use overnight visitor accommodations are prohibited anywhere in the Coastal Preserve. Only hotels with guestrooms available to the general public on a daily, year-round basis may be permitted in the Coastal Preserve.”

Section 7. Amendment of the Harbor/Civic Center Specific Plan.

(1) The text under the “Land Use/Development Policies” section of Catalina Avenue Sub-Area Zone 2 (relating to the AES Redondo Beach Generating Plant site) is deleted and replaced with the following:

“The Redondo Beach Power Plant Phase-out Initiative Measure enacted by the People of Redondo Beach has repealed the General Plan’s “P Public or Institutional” land use designation for the AES Redondo Beach Generating Plant site, and has replaced it with a new designation entitled “Coastal Preserve.” Under this initiative measure, power plant uses must be discontinued completely on the AES Redondo Beach Generating Plant site by no later than December 31, 2020, and the existing structures must be removed by no later than December 31, 2022, except that the City may approve maintenance or rehabilitation of any given structure if such structure is consistent with the Coastal Preserve land use designation and the specific purposes of a CP-1 Coastal Preserve implementing zone, and complies with the regulations and standards applicable in this zone.

Upon the state-mandated December 31, 2020 compliance date with the new limitations on the use of once-through-cooling systems upon which power generation depends at the AES Redondo Beach Generating Plant, at least 60% of the plant’s approximately 50-acre site shall be converted to parks and open space uses, with primary permitted uses being public parks, open space, conservation and natural water features; and uses that may be considered subject to a conditional use permit including public serving amenities, such as benches, pedestrian walkways, landscaped rest and viewing areas, amphitheater, public recreational and sports facilities, or rest rooms. The remaining acreage of the plant’s approximately 50-acre site shall be converted to commercial/institutional uses. These uses are subject to a conditional use permit and may include retail and service commercial uses, including marine services, boat storage, hotels, educational and cultural uses, professional offices, as well as similar uses serving the local community and the visitors to the coastal zone.

Industrial uses are prohibited anywhere in the Coastal Preserve, except for the following, subject to a conditional use permit: marine related light industrial/boat yard, to allow construction of small water craft (under 30 feet length overall (LOA)), or the repair and modification of marine vessels, especially in conjunction with a school. Power generation (except for rooftop solar generation as an ancillary use) is prohibited anywhere in the Coastal Preserve, after December 31, 2020, and power transmission equipment should be phased out as soon as feasible after December 31, 2020.

Residential uses, condominium-hotels, fractional ownership hotels, timeshares and other limited use overnight visitor accommodations are prohibited anywhere in the Coastal Preserve. Only hotels with guestrooms available to the general public on a daily, year-round basis may be permitted in the Coastal Preserve.”

(2) The text under the “Urban/Architectural Design Policies” section of Catalina Avenue Sub-Area Zone 2 (relating to the AES Redondo Beach Generating Plant site) is deleted and replaced with the following:

“Maximum permitted building density, building height, building setbacks and massing/articulation

- To be determined through the City’s applicable development and permit processes, consistent with the amendments to the Zoning Ordinance for the Coastal Zone contained in Section 5 of the Redondo Beach Power Plant Phase-out Initiative Measure, and with all other applicable requirements of such measure.”

(3) The section “Supplemental Land Use Policies” of Catalina Avenue Sub-Area Zone 2 (relating to the AES Redondo Beach Generating Plant site) is amended, to read:

“In anticipation of the phase-out by no later than December 31, 2020, of the AES Redondo Generating Plant’s power generation uses, investigate funding options for development of parks, open space, and recreational facilities on the site.”

(4) The section “Supplemental Recommended Urban/Architectural Design Policies” of Catalina Avenue Sub-Area Zone 2 (relating to the AES Redondo Beach Generating Plant site) is deleted.

Section 8. Amendment of the Zoning Ordinance of the City of Redondo Beach.

(1) The zoning map is amended to reclassify the approximately 50-acre area encompassing the AES Redondo Beach Generating Plant site, generally located east of North Harbor Drive, south of Herondo Street and west of

North Francisca Avenue, from “P-GP Generating Plant” to “CP-1 Coastal Preserve,” as shown in the map as amended by Section 5 (1) of this Initiative Measure, referenced in and following the text of Section 5 (1).

(2) The property table identified as “Table 1” in Ordinance No. 2972-05 adopted by the City Council on August 2, 2005, amending the zoning map for the area bounded by North Catalina Avenue, Beryl Street, North Harbor Drive and Herondo Street, is amended to replace the zoning classification “P-GP” with the zoning classification “CP-1 Coastal Preserve zone” for Los Angeles County Assessor parcels no. 7503013014, no. 7503013015, no. 7503013819, and no. 7503013820.

(3) Subdivision (e) of Section 10-2.300 of Article 1, Chapter 2, Title 10 of the Redondo Beach Municipal Code, part of the Zoning Ordinance of the City of Redondo Beach, is amended to read:

“(e) Public and Institutional.

- (1) P-CIV Civic Center Zone.
- (2) P-RVP Riviera Village Parking Zone.
- (3) P-ROW Right-of-Way Zone.
- (4) P-CF Community Facility Zone.
- (5) P-PRO Parks, Recreation, and Open Space Zone.
- (6) P-SF School Facility Zone.”

(4) Subdivision (g) is added to Section 10-2.300 of Article 1, Chapter 2, Title 10 of the Redondo Beach Municipal Code, part of the Zoning Ordinance of the City of Redondo Beach to read:

“(g) **CP-1 Coastal Preserve Zone.**”

(5) Section 10-2.1110 of Article 2, Chapter 2, Title 10 of the Redondo Beach Municipal Code, part of the Zoning Ordinance of the City of Redondo Beach, is amended by deleting (i) the reference to “P-GP Generating Plant zone” in the heading of this section; and (ii) the “P-GP column” in the schedule contained in this section.

(6) Section 10-2.1114 of Article 2, Chapter 2, Title 10 of the Redondo Beach Municipal Code, part of the Zoning Ordinance of the City of Redondo Beach, is added/amended to read:

“10-2.1114 Former P-GP Generating Plant Zone.

The Redondo Beach Power Plant Phase-out Initiative Measure enacted by the People of Redondo Beach in 2013 has repealed the P-GP Generating Plant zone adopted by the City Council on August 2, 2005, and has replaced it with the CP-1 Coastal Preserve zone, and the power plant uses on the AES Redondo Beach Generating Plant site for which the former P-GP Generating Plant zone was created constitute nonconforming uses to be discontinued completely by no later than December 31, 2020, notwithstanding any provision of subdivision (a) of Section 10-2.2002 to the contrary. The existing structures on the AES Redondo Beach Generating Plant site (including all facilities, equipment and storage, whether currently utilized or not, pertaining to the power plant uses) shall be considered nonconforming structures and shall be removed by no later than December 31, 2022, except that the City may approve maintenance or rehabilitation of any given structure if such structure is consistent with the Coastal Preserve land use designation and the specific purposes of the CP-1 Coastal Preserve zone, and complies with the regulations and standards applicable in this new zone.”

(7) Division 14 is added to Article 2, Chapter 2, Title 10 of the Redondo Beach Municipal Code, part of the Zoning Ordinance of the City of Redondo Beach to read:

“Division 14. CP-1 Coastal Preserve Zone.

10-2.1450 CP-1 Coastal Preserve Zone.

All development and uses in the CP-1 Coastal Preserve zone are subject to the applicable standards and requirements of Sections 10-5.1450 through 10-5.1475 of Chapter 5, Title 10 of the Redondo Beach Municipal Code (Zoning Ordinance for the Coastal Zone).”

Section 9. Internal General Plan Consistency.

The amendments to the City’s Coastal Land Use Plan, General Plan and Harbor/Civic Center Specific Plan set forth in Sections 4, 6 and 7, above, express the voters’ intent to eliminate any possible internal inconsistency within or between any elements of the General Plan, including its local coastal element, or any provisions contained in these City planning documents. It is the voters’ intent that the General Plan, including its local coastal element, as amended by this Act, constitutes an integrated, internally consistent and compatible statement of planning policies.

It is the voters' further intent that if and to the extent there is no exact or literal match between the Coastal Land Use Plan, the General Plan and the Harbor/Civic Center Specific Plan, those planning documents and their provisions be read and construed in full harmony with each other. Any amendment by the City Council to the General Plan, including its local coastal element, adopted between the filing date of the notice of intention to circulate the Redondo Beach Power Plant Phase-out Initiative Measure and the date the provisions of this measure take effect, to the extent that such amendment would be inconsistent with Sections 4, 6 or 7, above, shall itself be amended as soon as possible and in the manner required by state law to ensure that the General Plan, including its local coastal element, remains an integrated, internally consistent and compatible statement of planning policies and that the intent and vote of the People of Redondo Beach in enacting this measure are given effect.

Section 10. Inconsistent Provisions Repealed.

Any provisions of the Redondo Beach Municipal Code, or appendices thereto, or any other ordinances of the City inconsistent with this Act, to the extent of such inconsistencies and no further, are hereby repealed. The amendments to the Coastal Land Use Plan, the Zoning Ordinance for the Coastal Zone, the General Plan, the Harbor/Civic Center Specific Plan and the Zoning Ordinance of the City of Redondo Beach, set forth in Sections 4 through 8, above, express the voters' intent to eliminate any possible inconsistency between the referenced plans and the referenced zoning. It is the voters' intent that the zoning regulations contained in Sections 5 and 8 be read and construed in full harmony with the Coastal Land Use Plan, the General Plan and the Harbor/Civic Center Specific Plan.

Section 11. Judicial Enforcement and Liberal Construction.

Any aggrieved person shall have the right to maintain an action for equitable relief to restrain any violation of this Act, or City failure to enforce the duties imposed on it by this Act. The provisions of this Act shall be construed liberally to effectuate its intent and purposes.

Section 12. Adoption Date, California Coastal Commission Certification and Effective Dates.

The popular vote on this Act shall be declared by the City Council at its first public meeting following the canvass of the vote. Consistent with Elections Code section 9217, if a majority of the voters vote in favor of this Act, it shall become valid, binding and adopted upon the date the vote is declared by the City Council. This Act shall go into effect in no event later than ten (10) days after the vote is declared by the City Council, except for certain provisions amending the City's certified LCP, as specified below. In no event later than ten (10) days after the vote is declared by the City Council, the City shall submit the LCP amendment contained in this Act to the California Coastal Commission, as required by law, to assure Coastal Commission certification thereof, as required by law. Pursuant to its authority under California Code of Regulations, title 14, section 13551, subdivision (b)(1), the City shall submit the LCP amendment contained in this Act as an amendment that will take effect automatically upon Coastal Commission approval. However, if the Coastal Commission suggests any modifications to the LCP amendment, the City shall promptly adopt and transmit such modifications to the Coastal Commission, in the manner required by California Code of Regulations, title 14, sections 13544 and 13551. Consistent with Public Resources Code section 30514 and California Code of Regulations, title 14, sections 13544 and 13551, the provisions of this Act amending the City's LCP shall take effect after certification by the Coastal Commission to the extent those provisions authorize a use other than a use designated in the LCP as a permitted use, or to the extent they otherwise depend on Coastal Commission certification to take effect.

Section 13. Competing Measures.

If this initiative measure and another measure on the same subject matter appear on the same ballot, and a majority of the voters vote in favor of both measures but this measure receives more votes than the other measure, this measure alone shall become valid, binding and adopted in its entirety, and the other measure shall be null and void in its entirety. If a majority of the voters vote in favor of both measures but this measure receives less votes than the other measure, only those provisions of the other measure that are in direct and irreconcilable conflict with the provisions of this measure shall control, and all other provisions of this measure shall become valid, binding and adopted. The voters expressly declare this to be their intent, regardless of any contrary language in any other ballot measure.

Section 14. Future Amendments.

Any repeal of this Act, or amendment to its provisions, reestablishing or otherwise providing for power generation, or any related or other industrial use on the AES Redondo Beach Generating Plant site (except for marine related light industrial uses), shall be subject to a vote of the People of Redondo Beach at a general or special municipal election, and any amendment to the provisions of this Act decreasing its public parks/open space or its view protection requirements shall also be subject to a vote of the People of Redondo Beach at a general or special municipal election. Any other City-processed amendment to the City's LCP (including the Zoning Ordinance for the Coastal Zone), the General Plan, the Harbor/Civic Center Specific Plan, or the Zoning Ordinance of the City of Redondo Beach, approved by the City Council, pertaining to the AES Redondo Beach Generating Plant site, shall be subject to applicable public review, hearing and approval procedures of state and local law. If such amendment constitutes a "Major Change in Allowable Land Use" as defined in article XXVII of the Redondo Beach City Charter, a vote of the People is required per the requirements of article XXVII. No vote of the People is required if such amendment does not constitute a "Major Change in Allowable Land Use" as defined in article XXVII, but the

City shall remain subject to all other applicable public review, hearing and approval procedures of state and local law.

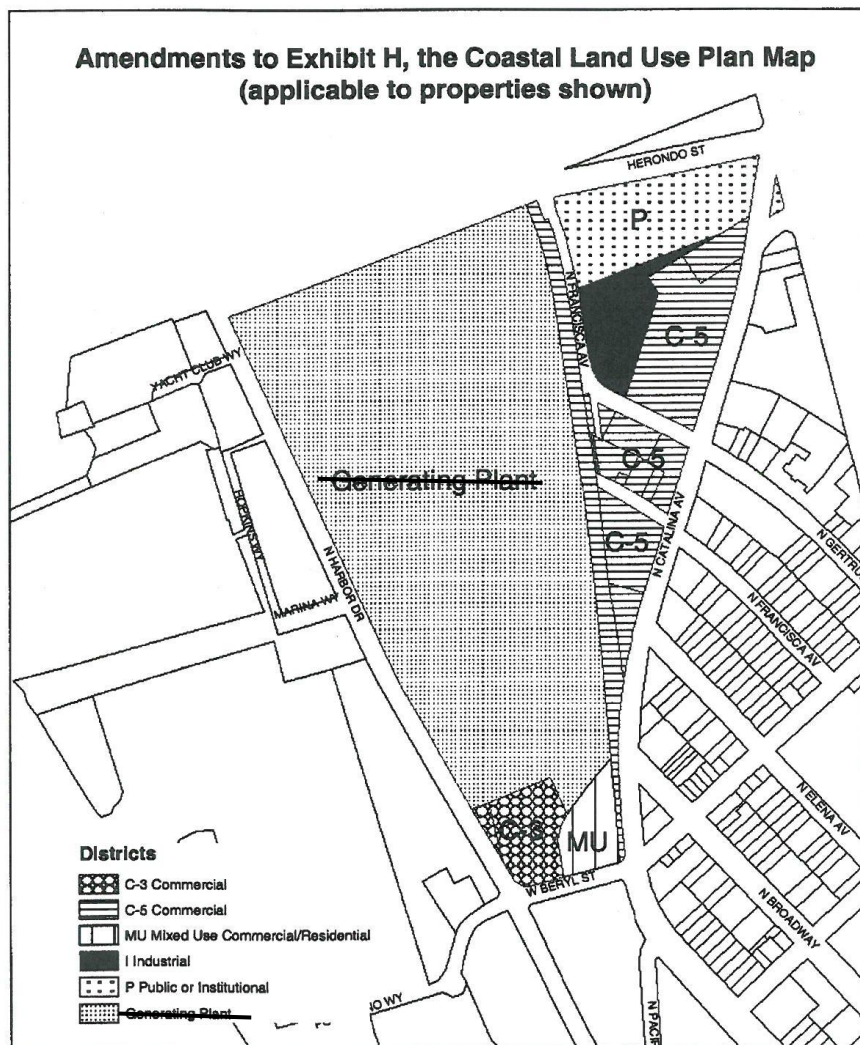
Section 15. Severability.

This Act shall be interpreted so as to be consistent with all federal, state and local laws, rules and regulations. If any section, subsection, subdivision, clause, sentence, phrase or portion of this Act is declared unconstitutional or invalid by a court of competent jurisdiction, the remaining sections, subsections, subdivisions, clauses, sentences, phrases and portions shall remain in full force and effect, and to this end the provisions of this Act are severable. The voters thus declare that they would have passed all sections, subsections, subdivisions, clauses, sentences, phrases and portions of this Act without the section, subsection, subdivision, clause, sentence, phrase or portion held unconstitutional or invalid.

HIGHLIGHTS OF DELETIONS (SHOWN BY STRIKETHROUGHS) AND CHANGES COMBINING DELETIONS WITH NEW TEXT (SHOWN BY STRIKETHROUGHS AND UNDERLINED TEXT) FOR PROVISIONS OF REDONDO BEACH COASTAL LAND USE PLAN, ZONING ORDINANCE FOR THE COASTAL ZONE, REDONDO BEACH GENERAL PLAN, HARBOR/CIVIC CENTER SPECIFIC PLAN AND ZONING ORDINANCE OF THE CITY OF REDONDO BEACH WHICH THE PROPOSED AMENDMENTS TO THOSE PLANS AND ORDINANCES, AS FULLY SET FORTH IN THE REDONDO BEACH POWER PLANT PHASE-OUT INITIATIVE MEASURE, AMEND BY DELETION OR CHANGE COMBINING DELETIONS WITH NEW TEXT:

Coastal Land Use Plan.¹

Section 4(1): Deleted Designation on Coastal Land Use Plan Map



¹ Proposed amendment language that only adds new text is set forth in Section 4(3) of the Initiative Measure.

Section 4(2): Line Items Changed in Table 1 for Four Parcels

TABLE 1 AMENDMENTS TO THE COASTAL LAND USE PLAN MAP					
Los Angeles County Assessor Parcel Number	NUM	STREET	LUP CLASSIFICATION AS AMENDED BY THIS RESOLUTION [RESOLUTION NO. CC-0508-83, ADOPTED BY CITY COUNCIL ON 8/2/2005]	LUP CLASSIFICATION AS CERTIFIED BY THE COASTAL COMMISSION IN 2001	EXISTING CLASSIFICATION (adopted in March 2002 with the Heart of the City Specific Plan and never certified by the Coastal Commission)
7503013014			GENERATING PLANT COASTAL PRESERVE	INDUSTRIAL	CATALINA CORRIDOR
7503013015	1100	N HARBOR DR	GENERATING PLANT COASTAL PRESERVE	INDUSTRIAL	WATERFRONT/ CATALINA CORRIDOR
7503013819	1100	N HARBOR DR	GENERATING PLANT COASTAL PRESERVE	INDUSTRIAL	WATERFRONT/ CATALINA CORRIDOR
7503013820			GENERATING PLANT COASTAL PRESERVE	INDUSTRIAL	CATALINA CORRIDOR

Section 4(4): Deleted Generating Plant Land Use Classification (Part of Subheading C of Section VI of the Coastal Land Use Plan)

Generating Plant

~~The AES Redondo Generating Plant is located in this district. The district permits continued operation of the Generating Plant and related facilities and structures with additions or changes subject to a Conditional Use Permit to the extent legally permissible. Parks and open space shall be permitted uses in this district.~~

Section 4(5): Deleted Policy 9 (Part of Subheading D of Section VI of the Coastal Land Use Plan.

9.² ~~Allow for the reduction in size and modernizing of the AES Redondo Beach Generating Plant on a portion of the existing plant site, subject to applicable conditional use permit procedures and public utilities facility requirements under the Coastal Land Use Plan implementing ordinance, and subject to the California Energy Commission application process for power plants and related facilities. Permit the AES Redondo Beach Generating Plant site to be converted to parks, open space, and recreational facilities if the site is acquired for such purposes in the future by a public, nonprofit or private agency.~~

² The new proposed Policy 9 is set forth in full in Section 4(5) of the Initiative Measure.

Section 5(3): Deletion re Redondo Beach Municipal Code, Section 10-5.300(d)

(d) **Public and Institutional.**

- (1) P-CIV Civic Center Zone.
- (2) P-RVP Riviera Village Parking Zone.
- (3) P-CF Community Facility Zone.
- (4) P-PRO Parks, Recreation, and Open Space Zone.
- (5) P-ROW Right-of-Way Zone.
- ~~(6) P-GP Generating Plant Zone.~~

Section 5(5): Deletions re Redondo Beach Municipal Code, Section 10-5.1110

10-5.1110 Land use regulations: P-CIV Civic Center zone, P-RVP Riviera Village parking zone, ~~P-GP generating plant zone~~, P-ROW right-of-way zone, P-CF community facility zone, and P-PRO parks, recreation, and open space zone.

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	P-CIV	P-RVP	P-GP	P-ROW	P-CF	P-PRO	Additional Regulations See Section:
Public and Other Uses							
Parks, parkettes, open space, recreational facilities, beaches, and coastal bluffs	P	P	P	P	P	P	10-5.1111(a), 10-5.1111(b), 10-5.1111(c)
Public buildings in parks, recreation areas, open space areas, and beaches	C	C	C	C	C	C	10-5.1111(a), 10-5.1111(b), 10-5.1111(c)
Adult education centers	—	—	—	—	C	—	
Agricultural and horticultural uses	C	—	—	C	C	C	10-5.1111(a), 10-5.1111(c)
Child day care centers	C	—	—	—	C	C	10-5.1111(a), 10-5.1111(c)
Community centers	C	—	—	—	C	C	10-5.1111(a), 10-5.1111(c)
Cultural institutions	C	—	—	—	C	C	10-5.1111(a), 10-5.1111(c)
Government maintenance facilities	C	—	—	—	C	C	10-5.1111(a)
Government offices	C	—	—	—	C	C	10-5.1111(a), 10-5.1111(c)
Public gymnasiums and athletic clubs	C	—	—	—	C	C	10-5.1111(a), 10-5.1111(c)
Hospitals	—	—	—	—	C	—	
Medical offices and health-related facilities	—	—	—	—	C	—	
Nurseries, wholesale and retail	C	—	—	C	C	C	10-5.1111(a), 10-5.1111(c)
Performance art facilities	C	—	—	—	C	C	10-5.1111(a), 10-5.1111(c)
Parking lots	C	C	—	C	C	C	10-5.1111(a), 10-5.1111(c)
Public safety facilities	C	—	—	—	C	C	10-5.1111(a), 10-5.1111(c)
Public utility facilities	C	C	C	C	C	C	10-5.1614, 10-5.1111(a), 10-5.1111(c)
Schools, public and private	—	—	—	—	C	—	
Accessory uses/structures	P	P	—	P	P	P	10-5.1111(b), 10-5.1111(c)

Section 5(6): Deletions/Addition re Redondo Beach Municipal Code, Section 10-5.1114

10-5.1114 Development standards: Former P-GP generating plant zone.

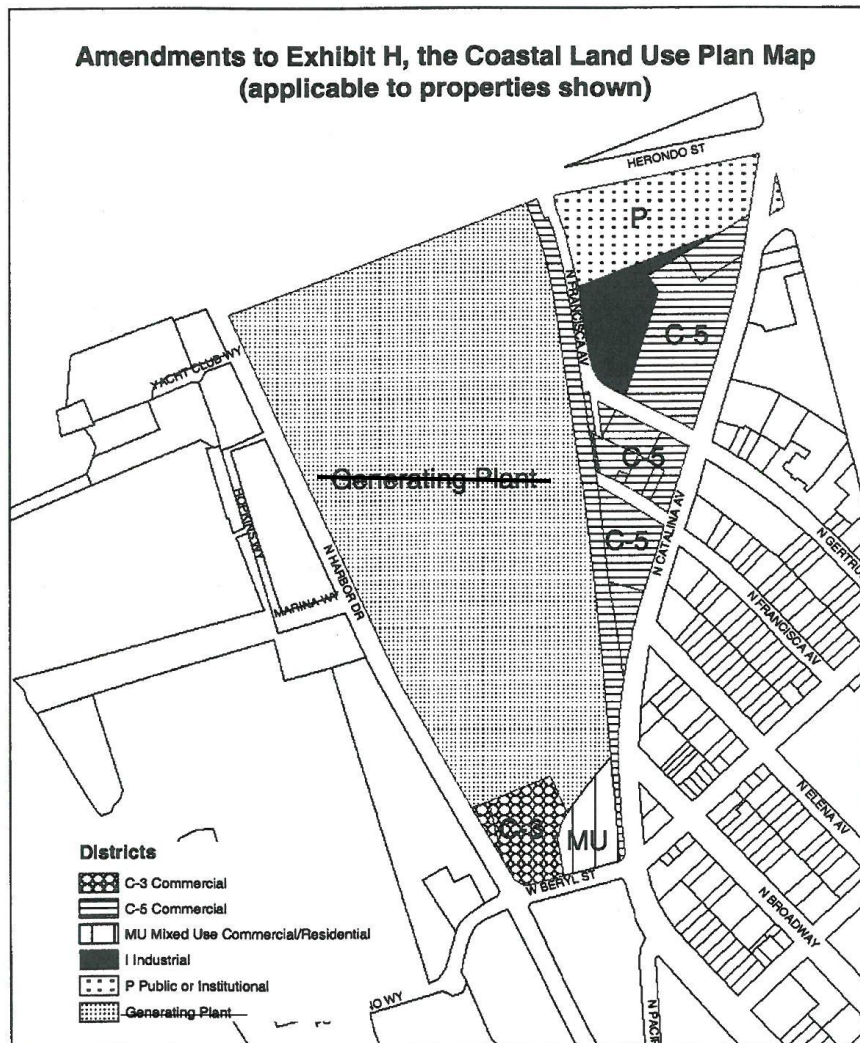
- ~~(a) **Floor area ratio.** The floor area ratio shall be determined subject to Planning Commission Review.~~
- ~~(b) **Building height.** Height of buildings or structures shall be determined subject to Planning Commission Review.~~
- ~~(c) **Stories.** The number of stories of any building shall be determined subject to Planning Commission Review.~~

- ~~(d) **Setbacks.** Setbacks shall be determined subject to Planning Commission Review.~~
- ~~(e) **General regulations.** See Article 3 of this chapter.~~
- ~~(f) **Parking regulations.** See Article 5 of this chapter.~~
- ~~(g) **Sign regulations.** See Article 6 of this chapter.~~
- ~~(h) **Landscaping regulations.** See Article 7 of this chapter.~~
- ~~(i) **Coastal Development Permits.** See Article 10 of this chapter.~~
- ~~(j) **Procedures.** See Article 12 of this chapter.~~
- ~~(k) **Water Quality Measures.** See Chapter 7, Title 5 of the Redondo Beach Municipal Code.~~

The Redondo Beach Power Plant Phase-out Initiative Measure enacted by the People of Redondo Beach in 2013 has repealed the P-GP Generating Plant zone adopted by the City Council on August 2, 2005, and has replaced it with the CP-1 Coastal Preserve zone, and the power plant uses on the AES Redondo Beach Generating Plant site for which the former P-GP Generating Plant zone was created constitute nonconforming uses to be discontinued completely by no later than December 31, 2020, notwithstanding any provision of subdivision (a) of Section 10-5.2002 to the contrary. The existing structures on the AES Redondo Beach Generating Plant site (including all facilities, equipment and storage, whether currently utilized or not, pertaining to the power plant uses) shall be considered nonconforming structures and shall be removed by no later than December 31, 2022, except that the City may approve maintenance or rehabilitation of any given structure if such structure is consistent with the Coastal Preserve land use designation and the specific purposes of the CP-1 Coastal Preserve zone, and complies with the regulations and standards applicable in this new zone.

Redondo Beach General Plan.⁴

Section 6(1): Deleted Designation on General Plan Land Use Plan Map



re Subsection 2.1.1

Policy provides for the retention of lands for public (parks, schools, and governmental administration and capital), transportation (highways and railroad corridors), and utility (electrical generating plants and transmission corridors) uses and facilities—, with the exception of the approximately 50-acre AES Redondo Beach Generating Plant site located in the King Harbor area where power generation uses and facilities must be discontinued by no later than December 31, 2020.

Section 6(3): Deletion/Addition re Policy 1.7.1 (Part of Subsection 2.1.4)

Allow for the development of coastal-related commercial retail and service uses (fishing supplies, marine supplies, recreational equipment rentals and sales, recreational clothing, entertainment, and similar) within the King Harbor area, the Redondo Beach Pier, and lands classified as Coastal Commercial “CC” on the Land Use Plan map (I1.1, I1.3).

Section 6(4): Deletion/Addition re Policy 1.8.2 (Part of Subsection 2.1.4)

Except as provided otherwise in the Redondo Beach Power Plant Phase-out Initiative Measure, Allow for the continuation of utility corridors, easements, and facilities (sewer, water, energy, storm drainage,

⁴ Proposed amendment language that only adds new text is set forth in Section 6(7) of the Initiative Measure.

telecommunications, and other) to provide for existing and future land use development in areas classified as Public ("P") on the Land Use Plan map (I1.1).

Section 6(5): Deletion/Addition re Policy 1.9.1 (Part of Subsection 2.1.4)

Control the development of industrial and other uses which use, store, produce, or transport toxics, generate unacceptable levels of noise, air emissions, or contribute other pollutants; requiring adequate mitigation measures confirmed by environmental review (I1.1, I1.8). Phase out by no later than December 31, 2020, the power plant use at the approximately 50-acre AES Redondo Beach Generating Plant site.

Section 6(6): Deletion re Third Introductory Paragraph Under the Heading "Public and Institutional Uses" (Part of Subsection 2.1.4)

Reference should also be made to the Harbor/Civic Center Specific Plan, Civic Center Sub-Area; Harbor/Pier Sub-Area, Zone 1; and Catalina Avenue Sub-Area, Zones 1 ~~and 2~~, which establishes additional standards and policies for certain areas designated as " 'P.' "

Harbor/Civic Center Specific Plan

Section 7(1): Deletion/Addition re Land Use/Development Policies for Catalina Avenue Sub-Area Zone 2

Primary Land Uses

~~• Public Utility Land Uses, subject to the granting of a Conditional Use Permit (including, but not limited to, facilities, structures, equipment, and storage related to the operation of a public utility) to the extent determined to be legally permissible. Minor additions or changes may be exempted from the requirement of a Conditional Use Permit.~~

~~• Parks, Recreation and Open Space~~

Alternative Land Uses

~~• None~~

~~The Redondo Beach Power Plant Phase-out Initiative Measure enacted by the People of Redondo Beach has repealed the General Plan's "P Public or Institutional" land use designation for the AES Redondo Beach Generating Plant site, and has replaced it with a new designation entitled "Coastal Preserve." Under this initiative measure, power plant uses must be discontinued completely on the AES Redondo Beach Generating Plant site by no later than December 31, 2020, and the existing structures must be removed by no later than December 31, 2022, except that the City may approve maintenance or rehabilitation of any given structure if such structure is consistent with the Coastal Preserve land use designation and the specific purposes of a CP-1 Coastal Preserve implementing zone, and complies with the regulations and standards applicable in this zone.~~

~~Upon the state-mandated December 31, 2020 compliance date with the new limitations on the use of once-through-cooling systems upon which power generation depends at the AES Redondo Beach Generating Plant, at least 60% of the plant's approximately 50-acre site shall be converted to parks and open space uses, with primary permitted uses being public parks, open space, conservation and natural water features; and uses that may be considered subject to a conditional use permit including public serving amenities, such as benches, pedestrian walkways, landscaped rest and viewing areas, amphitheater, public recreational and sports facilities, or rest rooms. The remaining acreage of the plant's approximately 50-acre site shall be converted to commercial/institutional uses. These uses are subject to a conditional use permit and may include retail and service commercial uses, including marine services, boat storage, hotels, educational and cultural uses, professional offices, as well as similar uses serving the local community and the visitors to the coastal zone.~~

~~Industrial uses are prohibited anywhere in the Coastal Preserve, except for the following, subject to a conditional use permit: marine related light industrial/boat yard, to allow construction of small water craft (under 30 feet length overall (LOA)), or the repair and modification of marine vessels, especially in conjunction with a school. Power generation (except for rooftop solar generation as an ancillary use) is prohibited anywhere in the Coastal Preserve, after December 31, 2020, and power transmission equipment should be phased out as soon as feasible after December 31, 2020.~~

~~Residential uses, condominium-hotels, fractional ownership hotels, timeshares and other limited use overnight visitor accommodations are prohibited anywhere in the Coastal Preserve. Only hotels with guestrooms available to the general public on a daily, year-round basis may be permitted in the Coastal Preserve.~~

Section 7(2): Deletion/Addition re Urban/Architectural Design Policies for Catalina Avenue Sub-Area Zone 2

Maximum Permitted Building Density

~~• To be determined by the City Planning Commission during the appropriate Site Plan and Design Review procedures associated with and necessary for the issuance of a conditional use permit.~~

Maximum Permitted Building Height

~~• To be determined by the City Planning Commission during the appropriate Site Plan and Design Review procedures associated with and necessary for the issuance of a conditional use permit.~~

Required (Horizontal) Building Setbacks

~~• To be determined by the City Planning Commission during the appropriate Site Plan and Design Review procedures associated with and necessary for the issuance of a conditional use permit.~~

Recommended Massing/Articulation

~~• To be determined by the City Planning Commission during the appropriate Site Plan and Design Review procedures associated with and necessary for the issuance of a conditional use permit.~~

Maximum permitted building density, building height, building setbacks and massing/articulation

~~• To be determined through the City's applicable development and permit processes, consistent with the amendments to the Zoning Ordinance for the Coastal Zone contained in Section 5 of the Redondo Beach Power Plant Phase-out Initiative Measure, and with all other applicable requirements of such measure.~~

Section 7(3): Deletion/Addition re Supplemental Land Use Policies for Catalina Avenue Sub-Area Zone 2

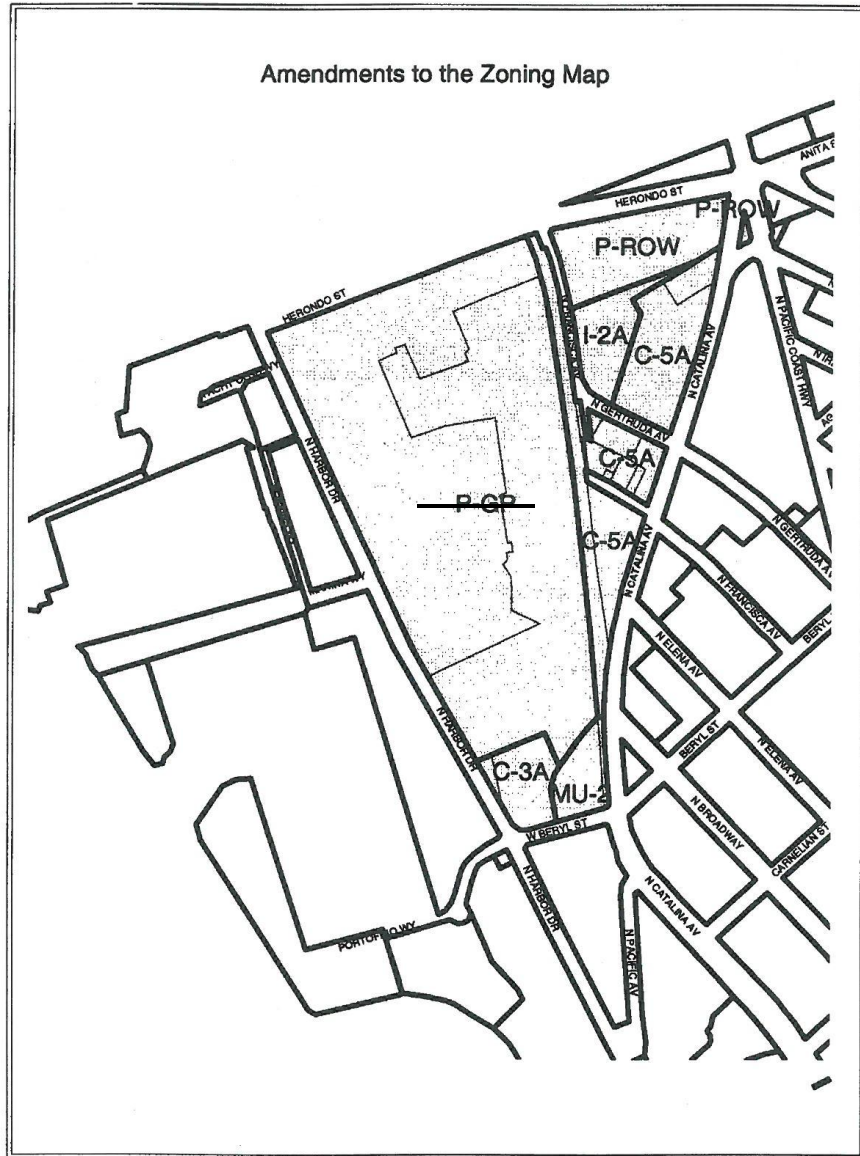
~~In anticipation of the end of the useful economic and physical life phase-out by no later than December 31, 2020 of the AES Redondo Generating Plant's power generation uses, investigate funding options for development of parks, open space, and recreational facilities on the site.~~

Section 7(4): Deleted Supplemental Recommended Urban/Architectural Design Policies

Supplemental Recommended Urban/Architectural Design Policies

~~In consideration of the various lower and moderate density commercial and residential land uses surrounding the Zone, implement, as possible and financially feasible any reasonable means, methods, or ways of eliminating entirely or reducing, as much as possible, the range of significant adverse environmental impacts that are created through operation of the Southern California Edison Plant (these measures could include, but are not limited to: external noise walls or fences, landscaping shields and buffering, additional internal noise insulation or air quality filtering systems, etc.).~~

Zoning Ordinance of the City of Redondo Beach.⁵
Section 8(1): Deleted Designation on Zoning Map



⁵ Proposed amendment language that only adds new text is set forth in Section 8(4) and Section 8(7) of the Initiative Measure.

Section 8(2): Line Items Changed in Table 1 for Four Parcels

TABLE 1 PROPOSED AMENDMENTS TO THE ZONING MAP			
LOS ANGELES COUNTY ASSESSOR PARCEL NUMBER	NUM	STREET	ZONING [RESOLUTION NO. CC-0508-83, ADOPTED BY CITY COUNCIL ON 8/2/2005]
7503013014			P-GP <u>CP-1 Coastal Preserve zone</u>
7503013015	1100	N HARBOR DR	P-GP <u>CP-1 Coastal Preserve zone</u>
7503013819	1100	N HARBOR DR	P-GP <u>CP-1 Coastal Preserve zone</u>
7503013820			P-GP <u>CP-1 Coastal Preserve zone</u>

Section 8(3): Deletion re Redondo Beach Municipal Code, Section 10-2.300(e)

(e) **Public and Institutional.**

- (1) P-CIV Civic Center Zone.
- (2) P-RVP Riviera Village Parking Zone.
- (3) P-ROW Right-of-Way Zone.
- (4) P-CF Community Facility Zone.
- (5) P-PRO Parks, Recreation, and Open Space Zone.
- (6) P-SF School Facility Zone.
- (7) ~~P-GP Generating Plant Zone.~~

Section 8(5): Deletions re Redondo Beach Municipal Code, Section 10-2.1110

10-2.1110 Land use regulations: P-CIV Civic Center zone, P-RVP Riviera Village parking zone, ~~P-GP generating plant zone~~, P-ROW right-of-way zone, P-CF community facility zone, P-PRO parks, recreation, and open space zone, and P-SF school facility zone.

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 10-2.2506. 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	P-CIV	P-RVP	P-GP	P-ROW	P-CF	P-PRO	P-SF	Additional Regulations See Section:
Public and Other Uses								
Parks, parkettes, open space, recreational facilities, beaches, and coastal bluffs	P	P	P	P	P	P	P	10-2.1111(a), 10-2.1111(b)
Public buildings in parks, recreation areas, open space areas, and beaches	C	C	C	C	C	C	C	10-2.1111(a), 10-2.1111(b)
Adult education centers	—	—	—	—	C	—	C	
Agricultural and horticultural uses	C	—	—	C	C	C	C	10-2.1111(a)
Child day care centers	C	—	—	—	C	C	C	10-2.1111(a)
Community centers	C	—	—	—	C	C	C	10-2.1111(a)
Cultural institutions	C	—	—	—	C	C	C	10-2.1111(a)
Government maintenance facilities	C	—	—	—	C	C	C	10-2.1111(a)
Government offices	C	—	—	—	C	C	C	10-2.1111(a)
Public gymnasiums and athletic clubs	C	—	—	—	C	C	C	10-2.1111(a)
Hospitals	—	—	—	—	C	—	—	
Medical offices and health-related facilities	—	—	—	—	C	—	—	
Nurseries, wholesale and retail	C	—	—	C	C	C	C	10-2.1111(a)
Performance art facilities	C	—	—	—	C	C	C	10-2.1111(a)
Parking lots	C	C	—	C	C	C	C	10-2.1111(a)
Public safety facilities	C	—	—	—	C	C	C	10-2.1111(a)
Public utility facilities	C	C	C	C	C	C	C	10-2.1614, 10-2.1111(a)
Residential care facilities	—	—	—	—	C	—	—	
Railroad uses	—	—	—	P	—	—	—	
Schools, public and private	—	—	—	—	C	—	C	
Accessory uses/structures	P	P	—	P	P	P	P	10-2.1111(c)

Section 8(6): Deletions/Addition re Redondo Beach Municipal Code, Section 10-2.1114

10-2.1114 Development standards: ~~Former P-GP~~ Generating Plant ~~z~~Zone.

- ~~(a) Floor area ratio.~~ The floor area ratio shall be determined subject to Planning Commission Review.
- ~~(b) Building height.~~ Height of buildings or structures shall be determined subject to Planning Commission Review.
- ~~(c) Stories.~~ The number of stories of any building shall be determined subject to Planning Commission Review.
- ~~(d) Setbacks.~~ Setbacks shall be determined subject to Planning Commission Review.
- ~~(e) General regulations.~~ See Article 3 of this chapter.
- ~~(f) Parking regulations.~~ See Article 5 of this chapter.
- ~~(g) Sign regulations.~~ See Article 6 of this chapter.
- ~~(h) Landscaping regulations.~~ See Article 7 of this chapter.
- (i) ~~Procedures.~~ See Article 12 of this chapter.

The Redondo Beach Power Plant Phase-out Initiative Measure enacted by the People of Redondo Beach in 2013 has repealed the P-GP Generating Plant zone adopted by the City Council on August 2, 2005, and has replaced it with the CP-1 Coastal Preserve zone, and the power plant uses on the AES Redondo Beach Generating Plant site for which the former P-GP Generating Plant zone was created constitute nonconforming uses to be discontinued completely by no later than December 31, 2020, notwithstanding any provision of subdivision (a) of Section 10-2.2002 to the contrary. The existing structures on the AES Redondo Beach Generating Plant site (including all facilities, equipment and storage, whether currently utilized or not, pertaining to the power plant uses) shall be considered nonconforming structures and shall be removed by no later than December 31, 2022, except that the City may approve maintenance or rehabilitation of any given structure if such structure is consistent with the Coastal Preserve land use designation and the specific purposes of the CP-1 Coastal Preserve zone, and complies with the regulations and standards applicable in this new zone.