

DOCKETED

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Measure B Initiative (attachment)

See attached Measure B initiative of 2015.

Additional submitted attachment is included below.

**MEASURE B
BALLOT MEASURE TEXT**

**RESOLUTION NO. CC-1411-100
ORDINANCE NO. O- 3126-14**

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 this petition and request that the following proposed amendments to the Charter and Municipal Code of the City be submitted to the registered and qualified voters of the City for their adoption or rejection at the next statewide general, statewide primary, or regularly scheduled municipal election pursuant to Section 1200, 1201, or 1301. The proposed Charter amendments and Municipal Code amendments read as follows:

The People of the City of Redondo Beach do ordain as follows:

SECTION 1. Title.

 This initiative measure (“Initiative”) shall be known and may be cited as the “Harbor Village Plan Initiative.”

SECTION 2. Findings and Purpose.

A. Findings. The People of the City of Redondo Beach find and declare the following:

- (1) By approving Measure DD in 2008, now article XXVII of the Redondo Beach City Charter, the People of the City of Redondo Beach (the “City”) have demonstrated their intent to make the ultimate decision on major changes in allowable land use in the City.
- (2) For over one-hundred years, power generation and industrial uses have existed at the approximately 50-acre site bounded generally by North Francisca Avenue, North Harbor Drive and Herondo Street in the coastal zone of the City, as reflected on the site map attached as **Attachment A to this Initiative** (the “Property”), attached hereto and incorporated herein;
- (3) The Property is currently used for the Redondo Beach Generating Plant (the “Generating Plant”) and in 2012, a licensing application was submitted to the California Energy Commission seeking permission to construct and operate a new modernized generating plant at the Property;
- (4) In Resolution No. CC-1304-029, the Redondo Beach City Council resolved to oppose the licensing application submitted to the California Energy Commission, and in doing so recognized the City’s commitment to work collaboratively with the Property owner to attempt to find new economically viable land uses for the Property;
- (5) The People of the City of Redondo Beach desire to exercise our reserved power of initiative under the California Constitution and the Redondo Beach City Charter to establish, as an alternative to a generating plant at the Property, a new land use plan for the Property and to provide a feasible economic path for the elimination of power generation and industrial uses at the Property;
- (6) Amendment of the City’s General Plan, the Harbor/Civic Center Specific Plan, the City’s Zoning Ordinance (contained in Title 10, Chapter 2 of the Redondo Beach Municipal Code), and the City’s Local Coastal Program (“LCP”) (consisting of both the City’s Coastal Land Use Plan and the Zoning Ordinance

for the Coastal Zone (contained in Title 10, Chapter 5 of the Redondo Beach Municipal Code)), to provide for new land use designations, zoning and development standards for the Property, as provided for in this Initiative, is economically beneficial for the City;

- (7) Mixed-use commercial/residential, residential, hotel, and open space uses on the Property, as provided for in this Initiative, are compatible with surrounding residential and commercial uses, the aesthetic and visual qualities of the City's coastal area and waterfront, and the public health and welfare;
- (8) Approval of this Initiative will not preclude the City from conducting future public review of the development proposed at the Property designed to implement the Property's new land use and zoning designations as established by this Initiative, as such a development will be required to obtain a Master Development Plan approval from the City together with environmental review pursuant to the California Environmental Quality Act, consistent with the provisions of this Initiative; and
- (9) By approving the Harbor Village Plan Initiative, the People reaffirm their intent to make the ultimate decision on major changes in allowable land use as provided for in article XXVII of the Redondo Beach City Charter.

B. Purpose and Intent. The People of the City of Redondo Beach further find and declare that our purpose and intent in enacting the Initiative is to:

- (1) Establish an alternative land use plan for the Property to provide a feasible economic path to provide for the closure and demolition of the Generating Plant through the establishment of mixed-use commercial/residential, residential, and hotel designations, zones and land uses on the Property;
- (2) Enhance the unique character of the City by ensuring that new development at the Property provides outstanding community benefits along the coast, together with economic development opportunities;
- (3) Enhance the existing and planned coastal uses in the King Harbor Marina and adjacent coastal areas by providing for a balanced mix of beneficial uses for the Property;
- (4) Allow approval by the People of the City of Redondo Beach of new general plan designations, zoning and land use for the Property, as provided for in this Initiative; and
- (5) Protect the public health, safety and welfare, and the quality of life for the People of Redondo Beach through the implementation of this Initiative.

SECTION 3. Amendment of Redondo Beach General Plan.

The City's General Plan and the General Plan Land Use Map are hereby amended as follows (where existing provisions of the General Plan are amended, text to be inserted is denoted in double underlined type and text to be deleted is denoted in ~~strikeout~~ type, and where new provisions of the General Plan are added, text to be added is in regular or **bold** type):

- A. The General Plan Land Use Map (Figure 4 of the Land Use Element of the City's General Plan), a current copy of which is attached for informational purposes only at **page B-1 of Attachment B to this Initiative**, is hereby amended to change the land use designation for the Property from "P Public or Institutional" to "HVP-MU Harbor Village Plan-Mixed Use," with a "(GPO) Generating Plant Overlay" designation, and "HVP-LDR Harbor Village Plan-Low Density Residential," with a "(GPO) Generating Plant Overlay" designation, as depicted on **page B-2 of Attachment B to this Initiative**, which is attached hereto and incorporated herein.

- B. Table 2 of Subsection 2.1.3 (entitled “Land Use Plan Classifications”), on pages 2-8 to 2-11 of the Land Use Element of the General Plan, is hereby amended as follows:

**“TABLE 2
Land Use Plan Classifications**

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity
Residential		
R-1	Single-family residential units.	8.8 units per net acre; 5,000 square feet minimum lot area.
R-1-A	Single-family residential units.	17.5 units per net acre; 2,500 square feet minimum lot area.
R-2	Single-family residential, duplexes, townhomes, condominiums, apartments.	14.6 units per net acre; 6,000 square feet minimum lot area.
R-3	Single-family residential, duplexes, townhomes, condominiums, apartments.	17.5 units per net acre; 5,000 square feet minimum lot area.
RMD	Single-family residential, duplexes, townhomes, condominiums, apartments.	23.3 units per net acre; 5,000 square feet minimum lot area.
RH	Single-family residential, duplexes, townhomes, condominiums, apartments.	28 units per net acre.
Commercial		
C-1	Retail commercial, eating and drinking establishments, household goods, food sales, drugstores, building materials and supplies, professional offices, personal services, cultural facilities, and similar uses.	Floor area ratio: 0.35.
C-2	Same uses as C-1 and movie theaters, and overnight accommodations; except Riviera Village where no “footprint” exceeding 30,000 square feet is permitted for a single use for food sales, retail goods, or other large volume use.	Floor area ratio: 0.50.
C-3	Same uses as C-2.	Floor area ratio: 0.70.
C-4	Same uses as C-2.	Floor area ratio: 1.0.
C-5	a. Retail commercial, personal and business services, professional offices, household supply and furnishings, eating and drinking establishments, drug stores, entertainment, automobile related sales, car wash, and similar uses.	Floor area ratio: 0.70.
	b. Automobile and marine related repair (west side of Catalina Avenue).	Floor area ratio: 0.70.
	c. Light industrial and wholesale uses (west side of Catalina Avenue).	Floor area ratio: 1.0.
	d. Storage and self-storage (west side of Catalina Avenue).	Floor area ratio: 1.5.
	e. Boat and recreational vehicle outdoor storage (west side of Catalina Avenue).	N/A.

TABLE 2 (Cont.)

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity
Commercial		
CR	a. Regional-serving commercial and ancillary uses; department stores, promotional/discount retail, eating and drinking establishments, entertainment, movie theaters, financial institutions, and professional offices.	Floor area ratio: 1.0; provided that impacts are mitigated, architectural and site design amenities, economic benefits to the City, and public review and input
	b. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated.	Floor area ratio: 1.5; provided that all density exceeding 1.0 is developed for residential units to a maximum density of 35 units per net acre.
CC	Coastal- and recreation-oriented commercial retail and service uses.	As established by the City in the Redondo Beach Pier Master Plan and the Local Coastal Program (LCP).
Mixed-Use		
MU-1	a. All uses permitted in C-2, except large-scale single use food sales and retail facilities “footprints” exceeding 30,000 square feet.	Floor area ratio 0.5.
	b. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated.	Floor area ratio: 1.5; provided that all density exceeding 0.7 is developed for residential units to a maximum density of 35 units per net acre.
	c. Single-family residential, duplexes, townhomes, condominiums, apartments.	Floor area ratio: 35 units per net acre; minimum development site is the entire block face.
MU-2	a. All uses permitted in C-2, except large-scale single use food sales and retail facilities “footprints” exceeding 30,000 square feet.	Floor area ratio: 0.7.
	b. Residential units.	35 units per net acre.
	c. Residential units on the second floor and higher integrated with commercial; provided that impacts are mitigated.	Floor area ratio: 1.5; provided that all density exceeding 0.7 is developed for residential units to a maximum density of 35 units per net acre.
MU-3	a. All uses permitted in C-2, except large-scale single use food sales and retail facilities “footprints” exceeding 30,000 square feet.	Floor area ratio: 1.0.
	b. Residential units on the second floor and higher; provided that impacts are mitigated.	Floor area ratio: 1.5; provided that all density exceeding 0.7 is developed for residential units and densities exceeding 35 units per acre are developed as affordable units.

TABLE 2 (Cont.)

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity
<u>Harbor Village Plan</u>		
<u>HVP-MU</u>	<p><u>a. Mixed use commercial/residential uses fronting on Harbor Drive (residential units on the second floor and higher, integrated with commercial uses, such as retail, eating and drinking establishments, and offices, on the ground floor only). Lobbies and amenities associated with the residential component of a mixed use building are permitted on ground floor, provided that such uses do not exceed 25% of the ground floor area of the building.</u></p>	<p><u>Floor area ratio: 2.0; provided that all density exceeding 0.7 is developed for residential units to a maximum density of 35 units per net acre.</u></p>
	<p><u>b. Hotels and hotel uses, including commercial uses such as retail, eating and drinking establishments and offices, fronting on Harbor Drive or Herondo Street.</u></p>	<p><u>Floor area ratio: 2.25.</u></p>
	<p><u>c. Single-family residential, duplexes, townhomes, condominiums, apartments; provided that residential only projects cannot front on the ground floor of Harbor Drive.</u></p>	<p><u>Floor area ratio: 2.0, with a maximum density of 35 units per net acre.</u></p>
	<p><u>d. Open space, parks, esplanade/public plaza, and/or recreational uses.</u></p>	
<u>HVP-LDR</u>	<p><u>a. Single-family residential, townhomes</u></p>	<p><u>8.8 units per net acre.</u></p>
	<p><u>b. Open space, parks, and/or recreational uses.</u></p>	
	<p><u>c. Electrical transmission uses (e.g., switchyard and related facilities at its location existing as of July 1, 2014 or a reconfigured location, so long as such uses are not suspended or discontinued for a continuous period of two (2) years).</u></p>	
Industrial		
I-1	<p>Light industrial, research and development, “office park” facilities, manufacture of spacecraft and associated aerospace systems, supporting commercial uses (e.g., restaurants, banks, copiers, and similar uses), educational and governmental facilities, and day care centers.</p>	<p>Floor area ratio: 0.7.</p>
I-2	<p>Uses permitted in I1</p>	<p>Floor area ratio: 1.0.</p>
I-3	<p>Uses permitted in I1, and building material sales, furniture stores, vehicle sales and services, maintenance and repair services, restaurants, banks, photocopies, and similar uses.</p>	<p>Floor area ratio: 0.7.</p>
Public		
P	<p>Governmental administrative and capital facilities, parks, schools, libraries, hospitals and associated medical offices, public cultural facilities, public open space, utility easements, and other public uses.</p>	<p>N/A</p>

TABLE 2 (Cont.)

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity
Overlays		
-PD	Offices shall be located at the rear or above the first floor of structures whose ground floor is occupied by pedestrian-oriented uses (e.g., retail sales and restaurants).	N/A
<u>-GPO</u> <u>(Generating Plant Overlay)</u>	<u>Continued operation of the generating units and related facilities at the Redondo Beach Generating Plant existing as of July 1, 2014 and prior to the redevelopment of the Generating Plant site. Redevelopment of the Generating Plant site may be phased as the Generating Plant is closed.</u>	<u>N/A</u>

C. New Policy 1.2.5 is hereby added to Section 2.1.4 of the Land Use Element of the City’s General Plan, on page 2-13 of the Land Use Element, to read as follows:

“1.2.5 Allow for the development of new single-family residential units and multi-family residential units (including mixed use commercial/residential projects with condominiums or apartments) on the Redondo Beach Generating Plant property, which has been designated as Harbor Village Plan-Mixed Use (“HVP-MU”) and Harbor Village Plan-Low Density Residential (“HVP-LDR”) on the Land Use Map.”

D. New Policy 1.4.4 is hereby added to Section 2.1.4 of the Land Use Element of the City’s General Plan, on page 2-14 of the Land Use Element, to read as follows:

“1.4.4 Allow for the development of mixed use commercial/residential projects, residential projects, and hotel projects in the area that has been designated as Harbor Village Plan-Mixed Use (“HVP-MU”) on the Land Use Map, as long as mixed use commercial/residential projects front on Harbor Drive and limit commercial uses to the ground floor, and hotel projects front on Harbor Drive or Herondo Street.”

SECTION 4. Amendment of the Harbor/Civic Center Specific Plan.

The Harbor/Civic Center Specific Plan is hereby amended as follows (where existing provisions of the Harbor/Civic Center Specific Plan are amended, text to be inserted is denoted in double underlined type and text to be deleted is denoted in ~~strikeout~~ type):

A. Subsection 5.6.1 (“Goals and Objectives”) in Section 5.6 (“Catalina Avenue Corridor Sub-Area Goals, Objectives, and Policies”) of the Harbor/Civic Center Specific Plan (on page 100 of the Harbor/Civic Center Specific Plan) is hereby amended as follows:

“5.6.1 Goals and Objectives

- Establish a distinctive district of the City which accommodates a mix of light industrial, automobile related, coastal/harbor related and supporting commercial uses, as well as permits redevelopment of the Redondo Beach Generating Plant property, the northernmost point in the Catalina Avenue Corridor Sub-Area, with a combination of mixed-use (commercial/residential), hotel, and residential uses.
- Ensure that the scale and mix of the various land uses, building densities, and design styles permitted and encouraged within the corridor are appropriate and compatible, both internally (i.e., within the corridor itself) and externally (i.e., to other areas in the Specific Plan area which are adjacent to the corridor), and promote effective use and patronage.

- Ensure that the physical and environmental (relative to noise, light and glare, and traffic) integrity of the larger, intact, and established lower-density residential areas along the corridor (particularly on the eastern side of the Avenue between Beryl Street and Garnet Street) are respected, maintained, and protected while providing for a combination of mixed use (commercial/residential), hotel and residential uses in connection with the closure of the Redondo Beach Generation Plant.
- ~~Recognize the various and significant adverse environmental impacts which the Southern California Edison Company Electricity Plant creates in the local area.~~
- In anticipation of the end of ~~its~~the useful economic and physical life and activity, ~~undertake and pursue (as appropriate and environmentally viable) planning and feasibility studies leading to the ultimate future recycling of the SCE Redondo Beach Generating Plant, allow redevelopment of the Generating Plant site into a more attractive, modern, and compatible alternative new land uses.~~
- Work with the ~~Southern California Edison Company~~ Redondo Beach Generating Station property owner during the remainder of the electricity plant's useful economic and physical life, in order to ~~pursue specific, implementable, and enforceable means of mitigating entirely or reducing, as much as possible, the range of significant environmental impacts that are created and generated upon the community by the day-to-day operation of the facility~~ encourage redevelopment of the Redondo Beach Generating Station site to allow mixed-use commercial/residential development, hotel uses, and residential development, as well as open space, parks, and recreational uses.

- B. The map showing the Catalina Avenue Sub-Area Zone 2 and set forth in Section 5.6.2 of the Harbor/Civic Center Specific Plan, a copy of which is attached at **page C-1 of Attachment C of this Initiative**, is hereby deleted and replaced with the map on **page C-2 of Attachment C of this Initiative**, which is attached hereto and incorporated herein.
- C. The "Land Use/Development Policies" governing the Catalina Avenue Sub-Area Zone 2 and set forth in Section 5.6.2 of the Harbor/Civic Center Specific Plan (page 106 of the Harbor/Civic Center Specific Plan) are hereby amended as follows:

"Land Use/Development Policies (the zoning ordinance will establish which uses are Permitted without a Conditional Use Permit and which uses are subject to a Conditional Use Permit)

Primary Land Uses (Zone 2A)

- ~~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.~~
- Mixed Use Commercial/Residential Uses (fronting on Harbor Drive)
- Local Serving and Visitor-Serving Retail Uses (on the first level of structures along Harbor Drive)
- Multi-Family Residential Uses (including condominiums)
- Single-Family Residential Uses (including townhouses)
- Restaurants and Other Food and Beverage Uses (on the first level of structures along Harbor Drive)
- Hotels (fronting on Harbor Drive or Herondo Street)
- Esplanade/Plaza Uses (along Harbor Drive)
- Parks, Recreation and Open Space

Alternative Land Uses (Zone 2A)

- Marine-Related Visitor Serving Uses

- Surface, Structured, or Subterranean Parking Facilities
- Art and Cultural Facilities
- Governmental Uses
- Commercial Office Uses (on the first level of structures)

Permitted Land Uses (Zone 2B)

- Single-Family Residential Uses (including townhouses)
- Parks, Recreation and Open Space

Alternative Land Uses (Zone 2B)

- Electrical Transmission Uses (e.g., switchyard and related facilities at its location existing as of July 1, 2014 or a reconfigured location, so long as such uses are not suspended or discontinued for a continuous period of two (2) years)

Uses Permitted in Zones 2A and 2B under Generating Plant (GPO) Overlay Zone

- Electrical Generation Uses and related and ancillary uses (until generating units existing as of July 1, 2014 have been closed, decommissioned, and removed)
- Electrical Transmission Uses (e.g., switchyard and related facilities at its location existing as of July 1, 2014 or a reconfigured location, so long as such uses are not suspended or discontinued for a continuous period of two (2) years)”

D. The “Urban/Architectural Design Policies” governing the Catalina Avenue Sub-Area Zone 2 and set forth in Section 5.6.2 of the Harbor/Civic Center Specific Plan (page 106 of the Harbor/Civic Center Specific Plan) are hereby amended as follows:

“Urban/Architectural Design Policies

Maximum Permitted Building Density (Zone 2A)

- ~~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.~~
- The floor area ratio (FAR) of Hotel projects in Zone 2A shall not exceed 2.25.
- The floor area ratio (FAR) of mixed use commercial/residential developments in Zone 2A shall not exceed 2.0, provided that all density exceeding 0.7 is developed for residential units to a maximum density of 35 units per net acre.
- The floor area ratio (FAR) of residential only projects in Zone 2A shall not exceed 2.0, and the density of residential only projects in Zone 2A shall not exceed 35 dwelling units per net acre.

Maximum Permitted Building Density (Zone 2B)

- The floor area ratio (FAR) of residential uses in Zone 2B shall not exceed 1.0, and the density of residential uses in Zone 2B shall not exceed 8.8 dwelling units per net acre.

Maximum Permitted Building Height (Zone 2A)

- ~~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.~~
- Height is limited to a maximum of 45 feet (4 stories) in Zone 2A as shown on Figure 15.1 to the Harbor/Civic Center Specific Plan.

Maximum Permitted Building Height (Zone 2B)

- Height is limited to 35 feet (3 stories) or 30 feet (2 stories) in Zone 2B as shown on Figure 15.2 to the Harbor/Civic Center Specific Plan.

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.~~
- Mixed use commercial/residential projects (fronting on Harbor Drive), hotel projects (fronting on Harbor Drive or Herondo Street), and multi-family residential projects (not fronting on Harbor Drive):

Front Setback: minimum front setback of three (3) feet the full width of the lot, except that display windows may project to the front property line, provided that the bottom of the projection is no less than three (3) feet above the adjacent sidewalk grade. The front setback shall not exceed ten (10) feet for fifty (50%) percent of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. This setback area shall not be used for parking.

Side Setback: minimum side setback of ten (10) feet the full length of the lot on the street side of a corner or reverse corner lot. No side setback required along interior lot lines.

Rear Setback: no rear setback shall be required.

- Single family residential uses shall have a minimum average front setback of twenty (20) feet (which at no point can be less than fifteen (15) feet), a minimum side setback of five (5) feet the full length of the lot, and a minimum average rear setback of fifteen (15) feet (which at no point can be less than ten (10) feet); provided, however, that such setback requirements may be reduced by the City Council through Planning Commission Design Review of the Master Development Plan for the property, by the Land Use Administrator as Modifications, or through other legally permissible means.

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.~~
- A minimum of twenty percent (20%) of the total frontage of Zone 2A along Harbor Drive shall be reserved for clear corridors through from ground level to the top of buildings or structures. Permissible corridors include, but are not limited to, streets and roadways, parks, plazas, walk streets, or other pedestrian corridors. Corridors shall be not less than 30 feet wide, but no larger than 100 feet wide.”

E. The “Supplemental Land Use Policies” governing the Catalina Avenue Sub-Area Zone 2 and set forth in Section 5.6.2 of the Harbor/Civic Center Specific Plan (on page 107 of the Harbor/Civic Center Specific Plan), are hereby amended as follows:

“Supplemental Land Use Policies

- ~~In anticipation of connection with the end of the useful economic and physical life of the AES existing Redondo Beach Generating Plant and redevelopment of the site, investigate funding options for include parks, pedestrian ways, open space (including but not limited to greenways and greenbelts, trails, athletic fields, wetlands, and riparian areas), and/or recreational facilities with the overall development of on the site.”~~

- F. Figures 15.1 and 15.2, depicting maximum permitted building heights for Zone 2A and Zone 2B, respectively, of the Catalina Avenue Sub-Area Zone 2, as shown on **Attachment D and Attachment E to this Initiative**, attached hereto and incorporated herein, are hereby added to the Harbor/Civic Center Specific Plan after page 107 of the Harbor/Civic Center Specific Plan.

SECTION 5. Amendment of the Zoning Ordinance of the City of Redondo Beach

The Zoning Ordinance of the City of Redondo Beach and the Zoning Map are hereby amended as follows (where existing provisions of the Zoning Ordinance of the City of Redondo Beach are amended, text to be inserted is denoted in double underlined type and text to be deleted is denoted in ~~strikeout~~ type, and where new provisions of the Zoning Ordinance of the City of Redondo Beach are added, text to be added is in regular or **bold** type):

- A. The Zoning Map, a current copy of which is attached for informational purposes only at **page F-1 of Attachment F to this Initiative**, is hereby amended to (1) delete the “P-GP Generating Plant” zoning district, as depicted on **page F-2 of Attachment F to this Initiative**, which is attached hereto and incorporated herein; and (2) rezone the Property from “P-GP Generating Plant” to “HVP-MU Harbor Village Plan-Mixed Use,” with a “(GPO) Generating Plant Overlay” zoning overlay, and “HVP-LDR Harbor Village Plan-Low Density Residential,” with a “(GPO) Generating Plant Overlay” zoning overlay, as depicted on **page F-3 of Attachment F to this Initiative**, which is attached hereto and incorporated herein.
- B. 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 hereby amended to read as follows:

“10-2.300 Designation of zones.

For the purposes related to the orderly development of the City, and in order to carry out the provisions of this chapter, the City is divided into the following zones:

(a) **Residential.**

- (1) R-1 Single Family Residential Zone.
- (2) R-1 A Single-Family Residential Zone
- (3) R-2 Low Density Multiple-Family Residential Zone.
- (4) R-3 Low Density Multiple-Family Residential Zone.
- (5) RMD Medium Density Multiple-Family Residential Zone.
- (6) RH High Density Multiple Family Residential Zones: RH-1, RH-2, and RH-3.
- (7) R-MHP Mobile Home Park Zone.

(b) **Commercial.**

- (1) C-1 Commercial Zone.
- (2) C-2 Commercial Zones: C-2, C-2A, C-2B, and C-2-PD.
- (3) C-3 Commercial Zones: C-3, C-3A, C-3B and C-3-PD.
- (4) C-4 Commercial Zones: C-4, C-4A, and C-4-PD.
- (5) C-5 Commercial Zones: C-5A.

(6) CC Coastal Commercial Zones: CC-1, CC-2, CC-3, CC-4, and CC-5.

(c) **Mixed Use.**

(1) MU-1 Mixed Use Zone.

(2) MU-2 Mixed Use Zone.

(3) MU-3 Mixed Use Zones: MU-3, MU-3A, MU-3B, and MU-3C.

(4) CR Regional Commercial Zone.

(d) **Harbor Village Plan.**

(1) HVP-MU Harbor Village Plan Mixed Use Zone.

(2) HVP-LDR Harbor Village Plan Low Density Residential Zone.

~~(d)~~(e) **Industrial.**

(1) I-1 Industrial Zones: I-1, I-1A, and I-1B.

(2) I-2 Industrial Zones: I-2 and I-2A.

(3) IC-1 Industrial-Commercial Zone.

~~(e)~~(f) **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.~~

~~(f)~~(g) **Overlay Zones.**

(1) (H) Historic Overlay Zone.

(2) (PLD) Planned Development Overlay Zone.

(3) (MU) Mixed-use Overlay Zone.

(4) (RIV) Riviera Village Overlay Zone.

(5) (GPO) Generating Plant Overlay Zone.”

C. Division 7.5 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 as follows:

“Division 7.5. Harbor Village Plan Zones.

10-2.950 Harbor Village Plan Zones.

All development and uses in the Harbor Village Plan (HVP-MU and HVP-LDR) zones are subject to the applicable standards and requirements of Sections 10-5.950 through 10-

5.964 of Chapter 5, Title 10 of the Redondo Beach Municipal Code (Zoning Ordinance for the Coastal Zone).”

- D. 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 hereby 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, as follows:

“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)

- E. 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 as follows:

“Division 14. (GPO) Generating Plant Overlay Zone.

10-2.1500 (GPO) Generating Plant Overlay Zone.

All development and uses in the Generating Plant Overlay (GPO) zone are subject to the applicable standards and requirements of Sections 10-5.1450 through 10-5.1460 of Chapter 5, Title 10 of the Redondo Beach Municipal Code (Zoning Ordinance for the Coastal Zone).”

SECTION 6. Amendments to the City of Redondo Beach’s Coastal Land Use Plan.

The City’s Coastal Land Use Plan and the Coastal Land Use Plan Map are hereby amended as follows (where existing provisions of the Coastal Land Use Plan are amended, text to be inserted is denoted in double underlined type and text to be deleted is denoted in ~~strikeout~~ type, and where new provisions of the Coastal Land Use Plan are added, text to be added is in regular or **bold** type):

- A. The Coastal Land Use Plan Map (Exhibit H of the Coastal Land Use Plan) is hereby amended to change the land use classification for the Property from “Generating Plant” to “HVP-MU Harbor Village Plan-Mixed Use,” with a “(GPO) Generating Plant Overlay” classification, and “HVP-LDR Harbor Village Plan-Low Density Residential,” with a “(GPO) Generating Plant Overlay” classification, as depicted on **page G-2 of Attachment G to this Initiative**, which is attached hereto and incorporated herein. The portion of the current Coastal Land Use Plan Map applicable to the Property, which was previously approved by the City Council in Resolution No. CC-0508-83 on August 2, 2005, by the People of the City of Redondo Beach when a majority of the People of the City of Redondo Beach approved Measure G on the November 2, 2010, ballot, and by the Coastal Commission when it certified amendments to the Coastal Land Use Plan on December 15, 2010, is depicted on **page G-1 of Attachment G to this Initiative**, attached hereto and incorporated herein, and is hereby amended to delete the “Generating Plant” land use classification.
- B. A new Land Use Classification entitled “Harbor Village Plan” is hereby added immediately following the Land Use Classification entitled “Commercial Recreation,” part of Subsection C (“Proposed Land Use Classifications”) of Section VI (“Locating and Planning New Development”) of the Coastal Land Use Plan to read as follows:

“Harbor Village Plan

The Harbor Village Plan land use district allows for a range of mixed-use commercial/residential, residential uses (including single-family residential, townhouses, condominiums, and multi-family residential), hotel, and open space, including but not limited to parks and recreational uses (programmed and unprogrammed), greenways and greenbelts, landscaped walk streets, landscaped medians, bioswales, trails for walking, hiking, and biking, athletic fields, water features, wetlands, riparian areas, nature preserves, or other open space for the preservation of natural resources, and buffers between land uses, at the approximately 50-acre property bounded generally by North Francisca Avenue, North Harbor Drive and Herondo Street, where the Redondo Beach Generating Plant is and has been located. Uses established herein and in the implementing ordinance shall be permitted to be phased-in as the plant is closed and all or a portion of the property is no longer used for power generation or related purposes. The intent of this district is to preserve the unique character of the City of Redondo Beach by ensuring that new development at the property provides outstanding community benefits along the coast, together with economic development opportunities.

This district is divided into two areas— Harbor Village Plan-Mixed Use (HVP-MU) and Harbor Village Plan-Low Density Residential (HVP-LDR)—with the following general land use and development requirements. The implementing ordinance will establish

which uses are Permitted and which uses are subject to a Conditional Use Permit. The implementing ordinance may permit other uses not included in the general use categories listed below, and the City may allow other compatible uses that meet the intent of the uses permitted by the implementing ordinances.

Cumulative development for the Harbor Village Plan land use district (including all sub-areas) shall not exceed the following:

- 600 residential dwelling units
- 85,000 square feet of new floor area for commercial uses; provided, however, that restaurant uses shall not exceed 25,000 square feet of new floor area
- 250 hotel rooms (hotel uses, including hotel amenities, are in addition to the 85,000 square feet of new floor area for commercial uses)

Harbor Village Plan Mixed Use Area (HVP-MU)

The Harbor Village Plan Mixed Use Area is designed to serve primarily as a mixed-use land use area that encourages the development of pedestrian active commercial uses together with residential uses (multi-family, condominiums, apartments) above the ground floor and is intended to accommodate a mix of retail and service commercial uses, restaurants, art and cultural facilities, professional offices, and similar uses, which serve community residents and visitors to the coastal zone. The area permits mixed use developments integrating residential uses on the second floor or higher of structures developed with commercial uses on the ground floor. The area also permits hotels, which also can be developed with commercial uses (including, but not limited to retail, restaurants, offices, and other commercial uses).

All mixed-use developments and hotel projects in the Harbor Village Plan Mixed Use Area must front Harbor Drive; provided, however, that hotel projects also are permitted to front Herondo Street. All mixed-use developments fronting Harbor Drive must include non-residential uses on the ground floor to a minimum building depth of forty (40) feet from the westernmost wall of the building, with the exception of lobbies, management offices, and physical fitness centers that serve residential uses on the second floor or higher. Lobbies, management offices, and physical fitness centers serving the residential uses shall not exceed 25% of the ground floor area in any mixed-use development. To that end, residential uses in the Harbor Village Plan Mixed Use Area are permitted throughout the area, with the exception of the first 40 feet of ground floor building depth off Harbor Drive (except for lobby, management office, and physical fitness center uses that serve the residential uses). Single-family residential projects cannot front on Harbor Drive and multi-family residential only projects which do not have ground floor non-residential uses as provided for herein cannot front Harbor Drive.

Finally, a wide variety of public open space uses are permitted in this area, including but not limited to parks and recreational uses (programmed and unprogrammed), greenways and greenbelts, landscaped walk streets, landscaped medians, bioswales, trails for walking, hiking, and biking, athletic fields, water features, wetlands, riparian areas, nature preserves, or other open space for the preservation of natural resources, and buffers between land uses.

Primary Land Uses

- Mixed Use Commercial/Residential Uses (fronting on Harbor Drive)
- Local Serving and Visitor-Serving Retail Uses (on the first level of structures along Harbor Drive)

- Multi-Family Residential Uses (including condominiums)
- Single-Family Residential Uses (including townhouses)
- Restaurants and Other Food and Beverage Uses (on the first level of structures along Harbor Drive)
- Hotels (fronting on Harbor Drive or Herondo Street)
- Esplanade/Public Plaza Uses (along Harbor Drive)
- Parks, Recreation and Open Space

Additional Land Uses

- Marine-Related Visitor Serving Uses
- Surface, Structured, or Subterranean Parking Facilities
- Art and Cultural Facilities
- Governmental Uses
- Commercial Office Uses (on the first levels of structures)

Maximum Building Density and Lot Size

- The floor area ratio (FAR) of Hotel projects in the Harbor Village Plan Mixed Use Area shall not exceed 2.25.
- The floor area ratio (FAR) of mixed use commercial/residential projects in the Harbor Village Plan Mixed Use Area shall not exceed 2.0, provided that all density exceeding 0.7 is developed for residential units to a maximum density of 35 units per net acre.
- The floor area ratio (FAR) of residential only projects in the Harbor Village Plan Mixed Use Area shall not exceed 2.0, and the density of residential only projects in the Harbor Village Plan Mixed Use Area shall not exceed 35 dwelling units per net acre.
- Lots containing single family residential uses (including townhouses) uses shall be no less than 4,000 square feet, and no more than one dwelling unit shall be permitted on lots less than 6,000 square feet.

Maximum Building Height

- Height is limited to a maximum of 45 feet (4 stories) in the Harbor Village Plan Mixed Use Area, as depicted on Exhibit I.

Required Corridors

- A minimum of twenty percent (20%) of the total frontage along Harbor Drive shall be reserved for clear corridors through from ground level to the top of buildings or structures. Permissible corridors include, but are not limited to, streets and roadways, parks, plazas, walk streets, or other pedestrian corridors. Corridors shall be not less than 30 feet wide, but no larger than 100 feet wide.

Harbor Village Plan Low Density Residential Area (HVP-LDR)

The Harbor Village Plan Low Density Residential Area is designed to encourage the development of low density residential uses with access to the coast. The area permits single-family residential homes and townhouses. Moreover, a wide variety of public open space uses are permitted in this area, including but not limited to parks and recreational uses (programmed and unprogrammed), greenways and greenbelts, landscaped walk streets, landscaped medians, bioswales, trails for walking, hiking, and biking, athletic fields, water features, wetlands, riparian areas, nature preserves, or other open space for the preservation of natural resources, and buffers between land uses. Finally, the area also allows electrical transmission uses to continue in the switchyard existing as of July 1, 2014 in the eastern portion of this area or to be reconfigured elsewhere in this area. Should such electrical transmission uses be suspended or

discontinued for a continuous period of two (2) years, such uses shall not be permitted to be reestablished in this area.

Primary Land Uses

- Single-Family Residential Uses (including townhouses)
- Parks, Recreation and Open Space

Additional Land Uses

- Electrical Transmission Uses (e.g., switchyard and related facilities at its location existing as of July 1, 2014 or a reconfigured location, so long as such uses are not suspended or discontinued for a continuous period of two (2) years)

Maximum Building Density

- The floor area ratio (FAR) of residential projects in the Harbor Village Plan Low Density Residential Area shall not exceed 1.0, and the overall density of residential projects in the Harbor Village Plan Low Density Residential Area shall not exceed 8.8 dwelling units per net acre.
- Single family residential lots containing residential (including townhouses) uses shall be no less than 4,000 square feet, and no more than one dwelling unit shall be permitted on lots less than 6,000 square feet.

Maximum Building Height

- There are two height areas in the Harbor Village Plan Low Density Residential Area, as depicted on Exhibit I. One height area limits building height to a maximum of 30 feet (2 stories), and the other height area limits building height to a maximum of 35 feet (3 stories).”

- C. A new map is hereby added as Exhibit I to the Coastal Land Use Plan showing the height zones in the Harbor Village Plan Mixed Use Area and the Harbor Village Plan Low Density Residential Area. New Exhibit I to the Coastal Land Use Plan is attached hereto as **Attachment H to this Initiative** and is incorporated herein.
- D. The Land Use Classification “Generating Plant,” part of Subsection C (“Proposed Land Use Classifications”) of Section VI (“Locating and Planning New Development”) of the Coastal Land Use Plan, is hereby retitled as “Generating Plant Overlay” and amended as follows:

“Generating Plant Overlay

The land use classification for the existing AES-Redondo Beach Generating Plant is located in this district has been amended with the intent to allow redevelopment of the Generating Plant property in a phased manner as the plant is closed and portions or all of the property are no longer used for power generation purposes. To ensure that continued operation of the existing Generating Plant and related facilities and structures is permitted to occur prior to such redevelopment, a Generating Plant (GPO) Overlay district is hereby established, as depicted on Exhibit J. The overlay district permits continued operation of the Generating Plant and related facilities and structures existing as of July 1, 2014, provided that any material with additions or changes to the existing Generating Plant facilities or structures, other than those required to meet regulatory requirements, shall be subject to a Conditional Use Permit, to the extent legally permissible. Parks and open space shall be permitted uses in this district. The Generating Plant (GPO) Overlay district shall terminate and be of no further force and effect on the later of, (i) December 31, 2020, or (ii) if the existing generating units need to continue operating beyond December 31, 2020 to ensure electricity reliability in the region, the date the California Public Utilities Commission, California Independent System Operator, State Water Resources Control Board, and any other regulatory agency, authorizes the shutdown and

permanent retirement of the existing generating units. The Generating Plant (GPO) Overlay district shall not allow the construction and operation of new generating units.”

- E. A new map is hereby added as Exhibit J to the Coastal Land Use Plan showing the Generating Plant Overlay district’s boundaries. New Exhibit J to the Coastal Land Use Plan is attached as **Attachment I to this Initiative** and is incorporated herein.
- F. Policy 9 of Subsection D (“Land Use”) of Section VI (“Locating and Planning New Development”) of the Coastal Land Use Plan is hereby amended as follows:

“9. Allow 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, non-profit or private agency. Allow the phased redevelopment of the property currently occupied by the Redondo Beach Generating Plant (and related facilities and structures) as the plant is closed, decommissioned, and removed, and all or a portion of the property is no longer used for power generation purposes. Revitalization of the Generating Plant property shall require that the development plan for the overall Generating Plant property include the easterly eighty (80) feet of the property to be used for open space/greenbelt uses (including, without limitation, trails, water features, bioswales, wetlands, riparian areas, nature preserves, or open space for the preservation of natural resources, and buffers between land uses) and the first twenty-five (25) feet south of Herondo Street to be developed with a pedestrian promenade, which may include a bike path, in order to provide connections from the Veterans Parkway (Hermosa Valley Greenbelt) to Harbor Drive and the coast. The development plan for revitalizing the overall Generating Plant property in the Harbor Village Plan Mixed Use Area also shall include a minimum of 1.75 acres of a linear public esplanade/plaza along Harbor Drive, as well as angled public street parking along Harbor Drive and adjacent to the esplanade/plaza (if angled street parking is approved by the City, in consultation with its Public Works Department, as part of the development plan).

Not including the open space/greenbelt, pedestrian promenade, and esplanade/plaza uses along Harbor Drive described above, the development plan for the overall Generating Plant property shall be required to include four (4) additional acres of public open space uses, including but not limited to: parks and recreational uses (programmed and unprogrammed), greenways and greenbelts, landscaped walk streets, landscaped medians, bioswales, trails for walking, hiking, and biking, athletic fields, water features, wetlands, riparian areas, nature preserves, or other open space for the preservation of natural resources, and buffers between land uses. Each of these elements of the overall development plan may be phased in as development occurs on the property. Open space standards and requirements for the property are depicted on Exhibit K.

In sum, including the easterly eighty (80) foot greenbelt, the twenty-five (25) foot pedestrian promenade, the public esplanade/plaza along Harbor Drive, and four (4) additional acres of public open space, the development plan for revitalizing the overall Generating Plant property shall include ten (10) acres devoted to public open space uses. Notwithstanding the maximum building heights established for the Harbor Village Plan land use district herein and depicted on Exhibit I, no occupiable floor area shall be developed in the open space/greenbelt, pedestrian promenade, and esplanade/plaza areas.”

- G. A new map is hereby added as Exhibit K to the Coastal Land Use Plan showing the open space standards and requirements for the Harbor Village Plan land use district. New Exhibit K to the Coastal Land Use Plan is attached hereto as **Attachment J to this Initiative** and is incorporated herein.

SECTION 7. Amendments to the Zoning Ordinance for the Coastal Zone.

The Zoning Ordinance for the Coastal Zone and the Coastal Zoning Map are hereby amended as follows (where existing provisions of the Zoning Ordinance for the Coastal Zone are amended, text to be inserted is denoted in double underlined type and text to be deleted is denoted in ~~strikeout~~ type, and where new provisions of the Zoning Ordinance for the Coastal Zone are added, text to be added is in regular or **bold** type):

- A. The Coastal Zoning Map is hereby amended to rezone the Property from “P-GP Generating Plant” to “HVP-MU Harbor Village Plan-Mixed Use,” with a “(GPO) Generating Plant Overlay” zoning overlay, and “HVP-LDR Harbor Village Plan-Low Density Residential,” with a “(GPO) Generating Plant Overlay” zoning overlay, as depicted on **Attachment K to this Initiative**, which is attached hereto and incorporated herein.
- B. 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 hereby amended to read as follows:

“10-5.300 Designation of zones.

For the purposes related to orderly development of the City, and in order to carry out the provisions of this chapter, the Coastal Zone of the City is divided into the following zones:

(a) Residential.

- (1) R-1 Single Family Residential Zone.
- (2) R-2 Low Density Multiple-Family Residential Zone.
- (3) R-3A Low Density Multiple-Family Residential Zone.
- (4) RMD Medium Density Multiple-Family Residential Zone.
- (5) RH High Density Multiple Family Residential Zones: RH-1, RH-2, and RH-3.

(b) Commercial.

- (1) C-2 Commercial Zones: C-2, C-2A, C-2B, and C-2-PD.
- (2) C-3 Commercial Zones: C-3, C-3A, C-3B and C-3-PD.
- (3) C-4 Commercial Zones: C-4 and C-4-PD.
- (4) C-5 Commercial Zones: C-5A.
- (5) CC Coastal Commercial Zones: CC-1, CC-2, CC-3, CC-4, and CC-5.

(c) Mixed Use.

- (1) MU-2 Mixed Use Zone.
- (2) MU-3 Mixed Use Zones: MU-3, MU-3B, MU-3C.

(d) Harbor Village Plan.

- (1) HVP-MU Harbor Village Plan Mixed Use Zone.
- (2) HVP-LDR Harbor Village Plan Low Density Residential Zone.

~~(d)~~(e) **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.~~

~~(e)~~(f) **Industrial.**

- (1) I-2 Industrial Zones: I-2A.

~~(f)~~(g) **Overlay Zones.**

- (1) (H) Historic Overlay Zone.
- (2) (PLD) Planned Development Overlay Zone.
- (3) (MU) Mixed-use Overlay Zone.
- (4) (RIV) Riviera Village Overlay Zone.
- ~~(5) (GPO) Generating Plant Overlay Zone.~~

C. Division 4.5 is hereby 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 as follows:

“Division 4.5. Harbor Village Plan Zones.

10-5.950 Specific purposes, Harbor Village Plan Mixed Use Zone.

In addition to the general purposes listed in Section 10-5.102, the specific purposes of the HVP-MU Harbor Village Plan mixed use zone regulations are to:

- (a) Phase out power generation and industrial uses on the Redondo Beach Generating Plant site;
- (b) Allow for the future phased redevelopment of a key property along the City’s coast that serves as a gateway to the Harbor/Pier area;
- (c) Encourage residential uses in conjunction with commercial activities in order to create an active street life and enhance the vitality of businesses;
- (d) Provide appropriately located areas consistent with the Coastal Land Use Plan for a full range of neighborhood and community-oriented and visitor serving retail sales and services, restaurants, offices, and other commercial uses;
- (e) Strengthen the City’s economic base, and provide employment opportunities close to home for residents of the City;
- (f) Ensure that commercial and residential uses in a development are designed to be compatible with each other, as well as with adjacent residential neighborhoods and commercial areas;
- (g) Provide, where appropriate, areas for the development of a distinct pedestrian scaled “village” environment which primarily serves the needs of local residents and visitors to the Coastal Zone and enhances pedestrian activity;

(h) Permit open space areas, including park and recreation areas, and provide public access to nearby coastal areas.

10-5.951 Land use regulations: Harbor Village Plan Mixed Use 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 this 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	HVP-MU	Additional Regulations See Section:
Residential Uses		
Single-family residential	P	
Townhouses	P	
Multi-family residential	P	10-5.952(a)
Condominiums	C	10-5.952(a); 10-5.1608
Residential care, limited	C	
Commercial Uses		
Animal sales and services: Animal feed and supplies	C	
Artist’s studios	P	
Banks (no drive-up service)	P	
Bars and cocktail lounges	C	10-5.1600
Commercial recreation	C	10-5.1600
Food and beverage sales	P	
Hotels	P	10-5.952(b)
Marine-related visitor serving uses	P	
Offices	P	
Personal convenience services	P	
Personal improvement services	C	
Recreational equipment rentals	P	
Restaurants: 2,000 sq. ft. or less floor area with no drive-up service	P	
more than 2,000 sq. ft. floor area or with drive-up service	C	
Retail Sales	P	
Snack shops	P	
Other Uses		
Antennae for public communications	C	
Child day care centers (not to exceed 2,000 sq. ft. floor area)	C	
Community centers	C	
Cultural institutions	C	
Government offices	C	
Open Space (includes parks, recreational uses, greenways and greenbelts, trails, athletic fields, landscaped medians, landscaped walk streets, bioswales, wetlands, riparian areas, open space for the preservation of natural resources, land use buffers)	P	10-5.952(e)
Parking (associated with on-site use)	P	
Parking lots (not associated with on-site use)	C	

Use Classifications	HVP-MU	Additional Regulations See Section:
Promenade/plaza uses	P	10-5.952(c), 10-5.952(d)
Public safety facilities	C	

10-5.952 Additional land use regulations: Harbor Village Plan Mixed Use Zone.

(a) **Residential Uses.** All new buildings fronting Harbor Drive, with the exception of hotels, shall be required to include ground floor non-residential uses to a minimum building depth of forty (40) feet from the westernmost wall of the building; provided, however, that lobbies, management offices, and physical fitness centers serving residential uses on the second floor and above are permitted on the ground floor, provided that such uses may not exceed 25% of the ground floor area of the building. Residential uses are permitted on the ground floor beyond the minimum 40-foot building depth along Harbor Drive.

(b) **Hotels.**

(1) Hotels must front on Harbor Drive or Herondo Street.

(2) **In-Lieu Fee Required.** When hotels are proposed that include high-cost overnight visitor accommodations, an in-lieu fee shall be imposed to off-set the lack of the preferred lower cost facilities in Redondo Beach. The fee shall be \$30,000.00 per room that mitigation is required for as provided for herein, and the fee shall be adjusted annually to account for inflation according to increases in the Consumer Price Index U.S. City Average. If as a part of a proposed development all units for which an in-lieu fee would be required are provided by lower cost overnight visitor accommodations, the in-lieu fee shall be waived.

An in-lieu fee shall be required for new development of overnight visitor accommodations that are not lower 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 twenty-five (25%) percent of the total number of proposed units that are high-cost overnight visitor accommodations. However, to the extent that the initial twenty-five (25%) of the maximum allowable number of hotel rooms in this zone (pursuant to the Coastal Land Use Plan's cumulative development limitations for the Harbor Village Plan land use district) are developed with lower cost overnight visitor accommodations, then no in-lieu fee shall be required for the development of any of the remainder of allowable hotel rooms in this zone, even if such overnight visitor accommodations are higher cost facilities.

When referring to any overnight visitor accommodations, lower cost facilities shall be defined as any facility with room rates that are below seventy-five (75%) percent of the statewide average room rate, and higher cost facilities shall be defined as any facility with room rates that are 125% percent above the statewide average room rate. Statewide average room rates can be calculated by the Smith Travel Research website (www.visitcalifornia.com) or other 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 provides for 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.

(c) **Esplanade/Plaza along Harbor Drive.** A linear public esplanade/plaza of 1.75 acres shall be developed along Harbor Drive. In addition, angled public street parking (not included in the 1.75 acres) shall be provided on Harbor Drive and adjacent

to the esplanade/plaza, so long as the angled parking is approved by the City Council, in consultation with the Public Works Department, as part of the Master Development Plan pursuant to Section 10-5.964.

(d) **Pedestrian Promenade.** A pedestrian promenade of twenty-five (25) foot in width, which may also permit bike use, shall be developed on the northernmost boundary of the zone, adjacent to Herondo Street.

(e) **Greenbelt.** The greenbelt of eighty (80) feet in width developed along the easterly edge of the Harbor Village Plan Low Density Residential zone pursuant to Section 10-5.962(a) shall also be developed along the southerly portion of this zone in order connect the greenbelt to Harbor Drive.

10-5.953 Performance Standards: Harbor Village Plan Mixed Use Zone.

Mixed use commercial/residential projects in this zone shall be designed to comply with the performance standards set forth applicable to residential uses in mixed use zones set forth in Section 10.5-912(a)(1) to 10.5-912(a)(5).

10-5.954 Development standards: Harbor Village Plan Mixed Use Zone.

(a) **Floor area ratio.** (See definition of floor area ratio in Section 10-5.402.)

(1) **Mixed-Use.** For projects containing both commercial and residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 2.0. The following shall also apply:

a. **Maximum commercial floor area.** All floor area exceeding a floor area ratio of 0.7 shall be developed for residential uses.

b. **Minimum commercial floor area.** The commercial component of mixed-use projects shall have a minimum floor area ratio of 0.3.

(2) **Hotel uses.** For projects containing only Hotel (and related commercial) uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 2.25.

(3) **Residential only uses.** For projects containing only residential uses, the floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 2.0.

(4) For the purposes of calculating floor area ratio (F.A.R.) for mixed-use (commercial and residential) projects and for projects containing only commercial uses (including hotels), the definition of "Floor area, gross" for nonresidential zones in subsection (76.a) of Section 10-5.402 shall apply; provided, however, that gross floor area shall also not include enclosed mechanical rooms.

(5) Notwithstanding the above, cumulative development in all HVP Harbor Village Plan zones shall not exceed the overall limits for the Harbor Village Plan land use district established in the Coastal Land Use Plan.

(b) **Residential density.**

(1) **Mixed-Use and Multi-Family Residential.** The maximum number of dwelling units on a lot containing a mixed-use commercial/residential development or a multi-family residential development shall be one unit for each 1,245 square feet of lot area, not to exceed thirty-five (35) dwelling units per net acre.

(2) **Single-Family Dwellings and Townhouse Uses.** The maximum number of dwelling units permitted on a lot shall be as follows:

a. Lots less than 6,000 square feet: one dwelling unit.

b. Lots 6,000 square feet or greater: not more than one dwelling unit for each 3,000 square feet of lot area.

(3) For the purposes of calculating floor area ratio (F.A.R.) of residential only buildings in this zone, the definition of “Floor area, gross” for residential zones in subsection (76.b) of Section 10-5.402 shall apply.

(4) For the purposes of calculating residential density pursuant to this section, net acreage shall include the areas developed for esplanade/plaza uses, pedestrian promenade uses, and greenbelt uses required by Sections 10-5.952(c), 10-5.952(d), and 10-5.952(e), respectively.

(5) Notwithstanding the above, cumulative development in all HVP Harbor Village Plan zones shall not exceed the overall limits for the Harbor Village Plan land use district established in the Coastal Land Use Plan.

(c) **Minimum lot size.**

(1) **Residential only projects.** Notwithstanding Section 10-5.1528 of this chapter, minimum lot area in this zone for residential only projects is 4,000 square feet, with a minimum lot width of forty (40) feet at the street line, and a minimum lot depth of 100 feet.

(2) **Mixed-use projects.** No projects containing both commercial and residential uses shall be permitted on lots with less than 15,000 square feet of lot area.

(d) **Building height.** (See definition of building height in Section 10-5.402.) No building or structure shall exceed forty-five (45) feet in height.

(e) **Stories.** (See definition of “story” in Section 10-5.402.) No building shall exceed four (4) stories.

(f) **Setbacks, mixed-use projects, hotel (commercial only) projects, and multi-family residential only projects.** The minimum setback requirements for mixed-use projects, hotel (commercial only) projects, and multi-family residential only projects shall be as follows:

(1) **Front setback, mixed-use projects, hotel (commercial only) projects, and multi-family residential only projects.**

a. **Minimum required.** There shall be a minimum front setback of three (3) feet the full width of the lot, except that display windows may project to the front property line, provided that the bottom of the projection is no less than three (3) feet above the adjacent sidewalk (or esplanade/plaza) grade.

b. **Maximum permitted.** The front setback shall not exceed ten (10) feet for fifty (50%) percent of the linear frontage of the building, except areas contiguous with the structure and used for outdoor dining or courtyards shall be exempt from this requirement. This setback area shall not be used for parking.

(2) **Side setback, mixed-use projects, hotel (commercial only) projects, and multi-family residential only projects.**

a. There shall be a minimum side setback of ten (10) feet the full length of the lot on the street side of a corner or reverse corner lot.

b. No side setback shall be required along interior lot lines.

(3) **Rear setback, mixed-use projects, hotel (commercial only) projects, and multi-family residential only projects.** No rear setback shall be required.

(4) **Setbacks above the ground floor.** No additional second story setback or third story setback shall be required.

(g) **Setbacks, single-family residential projects.** The minimum setbacks requirements for single-family residential projects shall be as follows:

(1) **Front setback, single-family residential projects.** The front setback shall average no less than twenty (20) feet, but at no point be less than fifteen (15) feet.

(2) **Side setback, single-family residential projects.** There shall be a minimum side setback of five (5) feet the full length of the lot, except as follows:

a. **Lots exceeding fifty feet of frontage.** The side setback requirement shall increase one foot for each fifty (50) feet or fraction thereof of lot frontage in excess of the first fifty (50) feet of lot frontage.

(3) **Rear setback, single-family residential projects.** The rear setback shall average no less than fifteen (15) feet, but at no point be less than ten (10) feet.

(4) **Setbacks above the ground floor.** No additional second or third story setback shall be required.

(5) **Modifications to minimum setback requirements.** If a single-family residential use fronts on an alley or a walk street, the required minimum setback adjoining that alley or walk street may be reduced pursuant to a Modification granted by the Land Use Administrator pursuant to the procedures set forth in Section 10-5.2508. Alternatively, required minimum setbacks may be modified by the City Council pursuant to its review of the Master Development Plan as set forth in Section 10-5.964.

(h) **Outdoor living space.** A minimum amount of outdoor living space shall be provided on each improved lot according to the number and type of dwelling units constructed on such lot as follows: (see standards for outdoor living space in Section 10-5.1510).

(1) **Single-Family Dwellings.** 800 square feet.

(2) **Dwelling Units in Mixed Use Commercial/Residential Projects.** 200 square feet.

(3) **Townhouses.** 450 square feet.

(4) **Multi-Family Residential.** 200 square feet.

(i) **Massing, articulation, and corridors.** A minimum of twenty (20%) percent of the total frontage along Harbor Drive shall be reserved for clear corridors through from ground level to the top of buildings or structures. Permissible corridors include streets and roadways, parks, plazas, walk streets, or other pedestrian corridors. Corridors shall be not less than 30 feet wide, but no larger than 100 feet wide.

(j) **General regulations.** See Article 3 of this chapter; except as follows:

(1) Notwithstanding Section 10-5.1522(b)(1), mechanical equipment and housing, including screening, may exceed the forty-five (45) foot height limit of the HVP-MU Harbor Village Plan mixed use zone by a maximum of twelve (12) feet, provided such equipment and housing contains no habitable floor area. Mechanical equipment and housing shall be screened in accordance with Section 10-5.1530.

(k) **Parking regulations.** See Article 5 of this chapter.

(l) **Sign regulations.** See Article 6 of this chapter.

- (m) **Landscaping regulations.** See Article 7 of this chapter.
- (n) **Coastal development permits.** See Article 10 of this chapter.
- (o) **Procedures.** See Article 12 of this chapter.
- (p) **Water Quality Measures.** See Chapter 7, Title 5 of the Redondo Beach Municipal Code.

10-5.960 Specific purposes, Harbor Village Plan Low Density Residential Zone.

In addition to the general purposes listed in Section 10-5.102, the specific purposes of the HVP-LDR Harbor Village Plan low density residential zone regulations are to:

- (a) Phase out power generation and industrial uses (with the exception of electrical power lines, electrical switchyard and transmission facilities which distribute electricity for the City and region, until no longer needed) on the Redondo Beach Generating Plant site;
- (b) Allow for the future redevelopment of a key property along the City’s coast that serves as a gateway to the Harbor/Pier area;
- (c) Provide residential areas to be developed for single-family detached and townhouse dwelling, to ensure an adequate supply and range of housing types to accommodate the City’s future population growth, subject to appropriate site and design standards, and consistent with the Coastal Land Use Plan and with the standards of public health, safety and welfare established by the Municipal Code;
- (d) Ensure adequate light, air, privacy and open space for each dwelling;
- (e) Protect residential areas from public safety hazards;
- (f) Provide, where appropriate, areas for the development of a distinct pedestrian scaled “village” environment which primarily serves the needs of local residents and visitors to the Coastal Zone and enhances pedestrian activity;
- (g) Permit open space areas, including parks and recreation areas, and provide public access to nearby coastal areas;
- (h) Ensure the provision of public services and facilities needed to accommodate the residential population.

10-5.961 Land use regulations: Harbor Village Plan Low Density Residential 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 this 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	HVP-LDR	Additional Regulations See Section:
Residential Uses		
Single family residential	P	
Townhouses	P	
Commercial Uses		
Home occupations	C	

Use Classifications	HVP-LDR	Additional Regulations See Section:
Industrial Uses		
Electrical transmission switchyard and related facilities	P	10-5.962(c)
Other Uses		
Open Space (includes parks, recreational uses, greenways and greenbelts, trails, athletic fields, landscaped medians, landscaped walk streets, bioswales, wetlands, riparian areas, open space for the preservation of natural resources, land use buffers)	P	10-5.962(a), 10-5.962(b)
Parking (associated with on-site use)	P	

10-5.962 Additional land use regulations: Harbor Village Plan Low Density Residential Zone.

(a) **Easterly Greenbelt.** A greenbelt of eighty (80) feet in width shall be developed along the easterly edge of the property (adjacent to the self-storage facility and the Redondo Beach Information Technology Center existing as of July 1, 2014). Greenbelt uses may include, but are not limited to, parks, trails, water features, bioswales, wetlands, riparian areas, nature preserves, or other open space for the preservation of natural resources, and buffers between land uses. Future roadway connections, if any, shall be permitted to cross the greenbelt. The greenbelt shall connect to Harbor Drive at the southerly edge of the Harbor Village Plan Mixed Use zone pursuant to Section 10-5.952(a).

(b) **Pedestrian Promenade.** A pedestrian promenade of twenty five (25) feet in width, which may also permit bike use, shall be developed on the northernmost boundary of the zone, adjacent to Herondo Street.

(c) **Electrical Transmission Switchyard.** The electrical transmission switchyard and related facilities in the eastern portion of this zone existing as of July 1, 2014 is permitted to remain in this zone or to be reconfigured elsewhere in this zone, so long as such uses are not suspended or discontinued for a continuous period of two (2) years.

10-5.963 Development standards: Harbor Village Plan Low Density Residential Zone.

(a) **Floor area ratio.** (See definition of floor area ratio in Section 10-5.402.)

(1) The floor area ratio (F.A.R.) of all buildings on a lot developed for residential use shall not exceed 1.0.

(2) Notwithstanding the above, cumulative development in all HVP Harbor Village Plan zones shall not exceed the overall limits for the Harbor Village Plan land use district established in the Coastal Land Use Plan.

(b) **Overall residential density.**

(1) Maximum density of 8.8 dwelling units per net acre.

(2) For the purposes of calculating floor area ratio (F.A.R.) in this zone, the definition of "Floor area, gross" for residential zones in subsection (76.b) of Section 10-5.402 shall apply.

(3) For the purposes of calculating residential density pursuant to this section, net acreage shall include the areas developed for greenbelt uses and pedestrian promenade uses required by Section 10-5.962(a) and 10-5.962(b), respectively.

(4) Notwithstanding the above, cumulative development in all HVP Harbor Village Plan zones shall not exceed the overall limits for the Harbor Village Plan land use district established in the Coastal Land Use Plan.

(c) **Minimum lot size.** Notwithstanding Section 10-5.1528 of this chapter, minimum lot area in this zone is 4,000 square feet, with a minimum lot width of forty (40) feet at the street line, and a minimum lot depth of 100 feet.

(d) **Building height.** (See definition of building height in Section 10-5.402.) No building or structure shall exceed the applicable height areas depicted on the height zone map attached as Exhibit I to the Coastal Land Use Plan. The height areas for this zone limit building height to a maximum of 30 feet (2 stories) in some portions of the zone, and to a maximum of 35 feet (3 stories) in other portions of the zone.

(e) **Stories.** (See definition of “story” in Section 10-5.402.) Buildings in the 30-foot height area established by Section 10-5.963(d) shall not exceed two (2) stories. Buildings in the 35-foot height area established by Section 10-5.963(d) shall not exceed three (3) stories.

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

(1) **Front setback.** The front setback shall average no less than twenty (20) feet, but at no point be less than fifteen (15) feet.

(2) **Side setback.** There shall be a minimum side setback of five (5) feet the full length of the lot, except as follows:

a. **Lots exceeding fifty feet of frontage.** The side setback requirement shall increase one foot for each fifty (50) feet or fraction thereof of lot frontage in excess of the first fifty (50) feet of lot frontage.

(3) **Rear setback.** The rear setback shall average no less than fifteen (15) feet, but at no point be less than ten (10) feet.

(4) **Setbacks above the ground floor.** No second story setback shall be required.

(5) **Modifications to minimum setback requirements.** If a residential use fronts on an alley and/or a walk-street, the required minimum setback adjoining that alley or walk-street may be reduced pursuant to a Modification granted by the Land Use Administrator pursuant to the procedures set forth in Section 10-5.2508. Alternatively, required minimum setbacks may be modified by the City Council pursuant to its review of the Master Development Plan as set forth in Section 10-5.964.

(g) **Outdoor living space.** A minimum amount of outdoor living space shall be provided on each improved lot according to the number and type of dwelling units constructed on such lot as follows: (see standards for outdoor living space in Section 10-5.1510).

(1) **Single-Family Dwellings.** 800 square feet.

(2) **Townhouses.** 450 square feet.

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

(i) **Parking regulations.** See Article 5 of this chapter.

(j) **Sign regulations.** See Article 6 of this chapter.

(k) **Landscaping regulations.** See Article 7 of this chapter.

(l) **Coastal development permits.** See Article 10 of this chapter.

(m) **Procedures.** See Article 12 of this chapter.

(n) **Water Quality Measures.** See Chapter 7, Title 5 of the Redondo Beach Municipal Code.

10-5.964 Master Development Plan Requirement, Harbor Village Plan Zones.

(a) Prior to the approval of any permits or entitlements necessary for the development of any uses in the Harbor Village Plan zones, the City Council must first review and approve a Master Development Plan for long-term development in such zones. Such review shall be undertaken in a manner consistent with intent of implementing the Harbor Village Plan Initiative. For purposes of this requirement, “Master Development Plan,” shall mean a comprehensive plan that at a minimum establishes the location and extent of mixed use commercial/residential, residential, hotel, open space and related development allowed under the Harbor Village Plan Initiative, the phasing sequence for construction, the proposed internal circulation system, the design and sustainability standards for proposed uses in the Harbor Village Plan zones, and the provisions to provide appropriate assurances that the pedestrian promenade, greenbelt, esplanade/plaza, and open space uses are implemented as development is undertaken in a phased manner.

(b) The Master Development Plan shall demonstrate that the project will maintain high standards for environmental sustainability, including water conservation, waste management and recycling programs, alternative energy opportunities (e.g., solar panels), energy efficient lighting and ventilation systems, electric car charging stations, and bicycle facilities.

(c) The Master Development Plan shall be processed as Planning Commission Design Review pursuant to Section 10-5.2502 and as provided for herein. Notwithstanding Section 10-5.2502(g), any decision by the Planning Commission regarding the Master Development Plan shall be an advisory recommendation to the City Council, and the City Council shall be the decision-maker of Planning Commission Design Review of the Master Development Plan. The City Council shall review the Master Development Plan at a public hearing, notice of which shall be given pursuant to Section 10-5.2502(f).

(d) Applications for any other permits or entitlements necessary or desired to implement the Harbor Village Plan Initiative, including without limitation a Development Agreement pursuant to Section 10-5.2518, may be processed concurrently with the City’s review of the proposed Master Development Plan.

(e) The Master Development Plan is subject to environmental review under the California Environmental Quality Act.

(f) Notwithstanding Section 10-5.2502(j), the City Council’s approval of the Master Development Plan pursuant to Planning Commission Design Review shall become null and void unless vested within sixty (60) months after the date at which the vote by the City Council approving the Planning Commission Design Review was final. Such time limits may be extended by the City Council upon recommendation from the Planning Commission at a public hearing with notice given pursuant to Section 10-5.2502(f), and upon the written request of the applicant and payment of a fee as set forth by resolution of the City Council. The request shall be filed with the Community Development Department prior to the expiration of the approval. If an established time limit for development expires, and no extension has been granted, the approval of the Master Development Plan, and all rights and privileges established therein, shall be considered null and void. The foregoing notwithstanding, an applicant may apply for a new Master Development Plan in the event of an expiration of the Master Development Plan or a desire to modify an approved Master Development Plan.”

D. Section 10-5.1110 of Article 2, Chapter 5, 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 as follows:

“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)

- E. 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 hereby deleted as follows:

~~10-5.1114 Development standards: 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.~~

- F. Division 11 is hereby 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 as follows:

“Division 11. (GP) Generating Plant Overlay Zone.

10-5.1450 Specific purposes, (GPO) generating plant overlay zone.

The zoning designations for the existing Redondo Beach Generating Plant have been amended with the intent to allow the phased redevelopment of the Generating Plant property as the plant is closed and the property or portions of the property are no longer used for power generation and related purposes. To ensure that continued operation of the existing Generating Plant and related facilities and structures is permitted to occur prior to such redevelopment, a (GPO) generating plant overlay zone is hereby established.

10-5.1455 Relationship of (GPO) generating plant overlay zone to underlying zone.

Where the generating plant overlay zone has been imposed, the requirements of the underlying land use zone shall remain in full force and effect in addition to the requirements of the generating plant overlay zone. Where imposed, the generating plant overlay zone shall be added to the underlying zone designation to establish a new zone designation. Until the generating plant overlay zone terminates, the zone of the affected properties shall thereafter be designated on the precise land use plan by the symbol of the underlying zone, followed by the parenthetically enclosed letters “GPO” or (GPO).

10-5.1460 Land use regulations: (GPO) generating plant overlay zone.

The generating plant overlay zone permits continued operation of the Redondo Beach Generating Plant and related facilities and structures existing as of July 1, 2014, provided that any material additions or changes to the existing Generating Plant and related

facilities or structures, other than those required to meet regulatory requirements, shall be subject to a Conditional Use Permit. The generating plant overlay zone shall terminate and be of no further force and effect on the later of, (i) December 31, 2020, or (ii) if the existing generating units need to continue operating beyond December 31, 2020 to ensure electricity reliability in the region, the date the California Public Utilities Commission, California Independent System Operator, State Water Resources Control Board, and any other regulatory agency, authorizes the shutdown and permanent retirement of the existing generating units. The generating plant overlay zone shall not allow the construction and operation of new generating units.”

SECTION 8. Amendment to Article XXVII of Redondo Beach City Charter.

The People of the City of Redondo Beach hereby amend Section 27.6 of Article XXVII of the Redondo Beach City Charter to read as follows (text to be inserted is denoted in double underlined type):

“Sec. 27.6. Exceptions.

(a) This article shall not apply to any major change in allowable land use that is limited to allowing the development of a public school or a hospital. Nor shall this article apply to preclude completion of a site-specific development that depends on a major change in allowable land use approved before the effective date of this article, if before such date, the holder of any permit or other entitlement for use for such development has lawfully and in-good faith acquired a vested right, under state law, to carry out the development to completion.

(b) The provisions of this article shall not apply to the extent that they would violate state or federal laws.

(c) This article shall not be applied in a manner that would result in the unconstitutional taking of private property.

(d) This article shall not apply to affordable housing projects required by state or federal law.

(e) This article shall not apply to any major change in allowable land use of property with non-conforming residential units that were occupied on the date of publication, pursuant to Elections Code Section 9205, of the notice of intention to circulate the initiative petition adding Article XXVII to the City Charter so long as the proposed change in allowable land use meets the following conditions: the existing residential units are rendered conforming under the proposed change; the proposed change does not allow an increase in the number of residential units on the property; and the proposed change does not create a significant increase in traffic or intensity of use.

(f) This article shall not apply to affordable housing projects for low and moderate income housing as defined by state law.

(g) Voter approval of the Harbor Village Plan Initiative shall satisfy the requirements of this article. If modifications to the Local Coastal Plan are suggested or required as a result of the California Coastal Commission’s review of the Local Coastal Program amendments included in the Harbor Village Plan Initiative, any changes to the Local Coastal Program amendments included in the Harbor Village Plan Initiative adopted by the City Council (in order to obtain Coastal Commission certification of the Local Coastal Program amendments) shall not be subject to this article and shall not require further voter approval. Should such changes to the Local Coastal Program amendments also require that the City Council adopt changes to any of the provisions in the Harbor Village Plan Initiative amending the General Plan, the Harbor/Civic Center Specific Plan, and/or the Zoning Ordinance of the City of Redondo Beach (in order to ensure consistency with the changes to the Local Coastal Program amendments), the City

Council's adoption of those changes shall not be subject to this article and shall not require further voter approval."

SECTION 9. Internal General Plan and Municipal Code Consistency.

- A. The amendments to the General Plan, the Harbor/Civic Center Specific Plan, and the Coastal Land Use Plan, and set forth in Sections 3, 4, and 6 above, respectively, express the People of the City of Redondo Beach's intent to eliminate any possible internal inconsistency within or between any elements of the General Plan or any provisions contained in these City planning documents. It is the People's intent that the General Plan, including its local coastal element, as amended by this Initiative, constitutes an integrated, internally consistent and compatible statement of planning policies. It is the People's further intent that if and to the extent there is no exact or literal match between the General Plan, the Harbor/Civic Center Specific Plan, and the Coastal Land Use Plan, those planning documents and their provisions be read and construed in full harmony with each other.
- B. The amendments to the General Plan, the Harbor/Civic Center Specific Plan, the Zoning Ordinance of the City of Redondo Beach, the Coastal Land Use Plan, and the Zoning Ordinance for the Coastal Zone, set forth in Sections 3 through 7, above, express the People of the City of Redondo Beach's intent to eliminate any possible inconsistency between the referenced plans and the referenced zoning ordinances. It is the People's intent that the zoning regulations contained in Sections 4 and 7 of this Initiative be read and construed in full harmony with the Coastal Land Use Plan, the General Plan and the Harbor/Civic Center Specific Plan. To the extent that any provisions of the Redondo Beach Municipal Code, including the Zoning Ordinance for the City of Redondo Beach and the Zoning Ordinance for the Coastal Zone, or any other ordinances of the City, may be inconsistent with this Initiative, the provisions of this Initiative shall govern.

SECTION 10. Implementation of this Initiative.

- A. Upon the effective date of this Initiative, the City is directed to promptly take all appropriate actions needed to implement this Initiative. This Initiative is considered adopted and effective, except for certain provisions herein amending the City's certified LCP, upon the earliest date legally possible after the City's Elections Official certifies the vote on the Initiative by the voters of the City of Redondo Beach.
- B. No later than thirty (30) days after the City's Elections Official certifies the vote on the Initiative by the People of the City of Redondo Beach, the City shall submit the LCP amendments contained in Sections 6 and 7 of this Initiative to the California Coastal Commission, as required by law, to obtain Coastal Commission certification thereof, consistent with the intent of this Initiative. Pursuant to its authority under California Code of Regulations, title 14, section 13551, subdivision (b)(1), the City shall submit the LCP amendments contained in Sections 6 and 7 of this Initiative as an amendment that will take effect automatically upon Coastal Commission approval. To the extent that the City has already made three submittals of proposed amendments to the certified LCP during the calendar year in which the proposed LCP amendments contained in this Initiative are to be submitted, then the City shall submit the LCP amendments contained in Sections 6 and 7 of this Initiative to the California Coastal Commission no more than five business days following January 1 of the following calendar year.
- C. After certification of the LCP amendments by the Coastal Commission, and prior to any development at the Property proposing to implement this Initiative, a Master Development Plan for the Property shall be submitted for the City's review pursuant to the Planning Commission Design Review process set forth in Section 10-5.2502 of the Zoning Ordinance for the Coastal Zone; provided, however, that City Council review and approval of the Master Development Plan shall be required. Review and approval of the Master Development Plan shall be consistent with the intent and provisions of this Initiative. Any additional approvals necessary or desirable to implement the Initiative, including, but not limited to, coastal development permit(s) required for development at

the Property or a Development Agreement as provided by Section 10-5.2518 of the Zoning Ordinance for the Coastal Zone, may be processed concurrently with the Master Development Plan. The Master Development Plan process shall be subject to environmental review pursuant to the California Environmental Quality Act.

SECTION 11. Effect of Other Measures on the Same Ballot.

In approving this Initiative, it is the People of the City of Redondo Beach's intent to create a comprehensive regulatory plan to govern the future use and development of the Property. If this Initiative and another initiative measure on the same subject matter appear on the same ballot, and a majority of the voters vote in favor of both initiative measures at the same election, then it is the People's intent that only that measure which receives the greatest number of affirmative votes shall control in its entirety and said other measure or measures shall be rendered void and without any legal effect. In no event shall this Initiative be interpreted in a manner that would permit its operation in conjunction with the non-conflicting provisions of another initiative measure on the same subject matter. If this Initiative is approved by the voters but superseded by law in whole or in part by any other initiative measure on the same subject matter approved by the voters at the same election, and such other initiative matter is later held invalid, this Initiative shall be self-executing and given full force of law. The People of the City of Redondo Beach expressly declare this to be our intent, regardless of any contrary language in any other ballot measure.

SECTION 12. Interpretation and Severability.

- A. This Initiative must be interpreted so as to be consistent with all federal and state laws, rules, and regulations. If any section, sub-section, sentence, clause, phrase, part, or portion of this Initiative is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this Initiative. The People of the City of Redondo Beach declare that this Initiative, and each section, sub-section, sentence, clause, phrase, part, or portion thereof, would have been adopted or passed irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases, part, or portion is found to be invalid. If any provision of this Initiative is held invalid as applied to any person or circumstance, such invalidity does not affect any application of this Initiative that can be given effect without the invalid application.
- B. If any portion of this Initiative is held by a court of competent jurisdiction to be invalid, we the People of the City of Redondo Beach indicate our strong desire that: (i) the City Council use its best efforts to sustain and re-enact that portion, and (ii) the City Council implement this Initiative by taking all steps possible to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express and implied intent of this Initiative, including adopting or reenacting any such portion in a manner consistent with the intent of this Initiative.
- C. This Initiative must be broadly construed in order to achieve the purposes stated above. It is the intent of the People of the City of Redondo Beach that the provisions of this Initiative be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Initiative.

SECTION 13. Amendment.

- A. Except as provided in subdivisions (i) through (iii) below, prior to March 3, 2025, the provisions of this Initiative can be amended or repealed only by a majority of the voters of the City voting in an election held in accordance with state law:
 - (i) The City Council may adopt changes to the LCP amendments provided in this Initiative in order to obtain Coastal Commission certification of the LCP amendments;
 - (ii) The City Council may adopt changes to the provisions of this Initiative amending the General Plan, the Harbor/Civic Center Specific Plan, and/or the Zoning

Ordinance of the City of Redondo Beach in order to ensure consistency with any changes adopted to the LCP amendments pursuant to (i); and

- (iii) In connection with an application for a Master Development Plan approval, the City Council, with the consent of the property owner requesting such Master Development Plan approval, may approve amendments to the provisions of this Initiative upon a 4/5 vote and the adoption of findings that such amendments are otherwise consistent with the purposes and intent of this Initiative; provided, however, such amendments may not modify the provisions of this Initiative governing cumulative development limitations for the Property (600 residential dwelling units; 85,000 square feet of new floor area for commercial uses [with restaurant uses not exceeding 25,000 square feet of new floor area]; and 250 hotel rooms), maximum height limits, and required open space elements.
- B. The text of existing provisions of the General Plan, the Harbor/Civic Center Specific Plan, the Zoning Ordinance of the City of Redondo Beach, the Coastal Land Use Plan, the Zoning Ordinance for the Coastal Zone, and the City Charter that are quoted in this Initiative but not modified herein are not subject to this Section 13.
 - C. On or after March 3, 2025, except as required by article XXVII of the Redondo Beach City Charter, a vote of the people shall not be required to amend or repeal any portion of this Initiative, and this Initiative may be amended or repealed by any procedure otherwise authorized by law.

ATTACHMENT A TO THE INITIATIVE

SITE MAP DEPICTING THE REDONDO BEACH GENERATING PLANT PROPERTY
(included for informational purposes only)

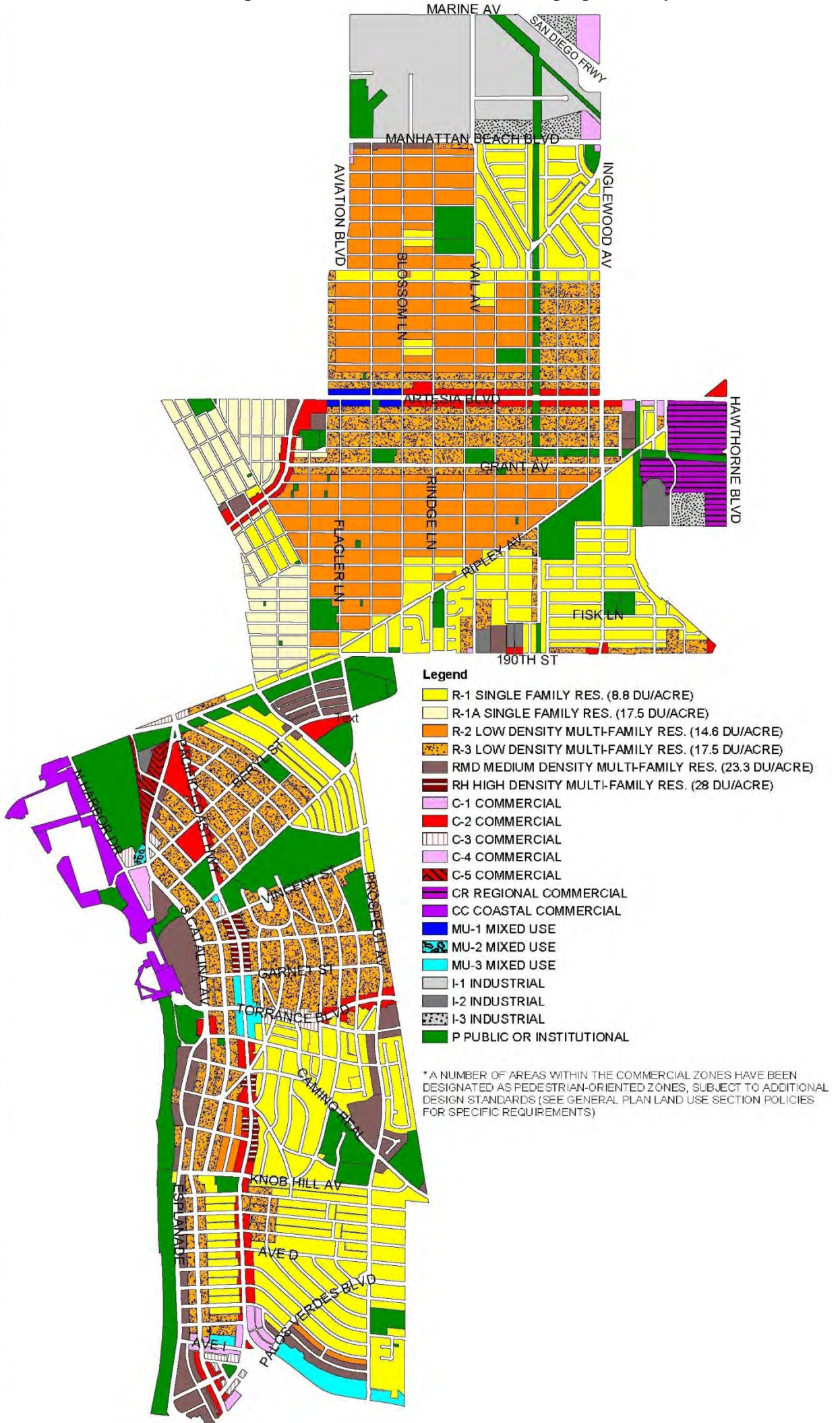


ATTACHMENT B TO THE INITIATIVE
AMENDMENTS TO THE GENERAL PLAN LAND USE MAP

GENERAL PLAN LAND USE MAP

The current General Plan Land Use Map is shown below for informational purposes only:

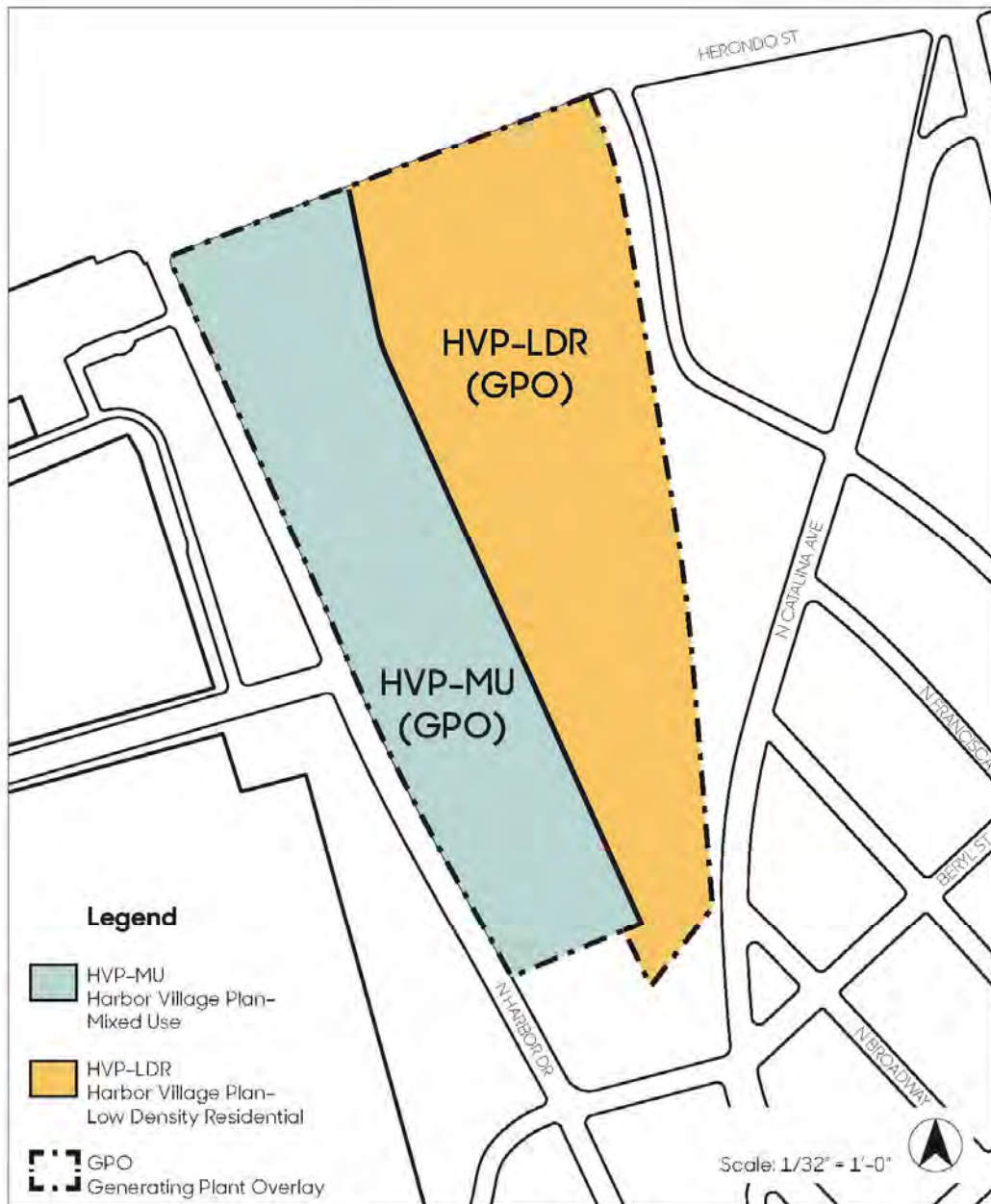
REDONDO BEACH GENERAL PLAN LAND USE MAP - 5/16/08 FIGURE 4



AMENDMENTS TO THE GENERAL PLAN LAND USE MAP

The General Plan Land Use Map is amended by this Initiative to redesignate the Property from P Public or Institutional to HVP-MU Harbor Village Plan-Mixed Use, with a (GPO) Generating Plant Overlay designation, and HVP-LDR Harbor Village Plan Low Density Residential, with a (GPO) Generating Plant Overlay designation, as shown on the below map:

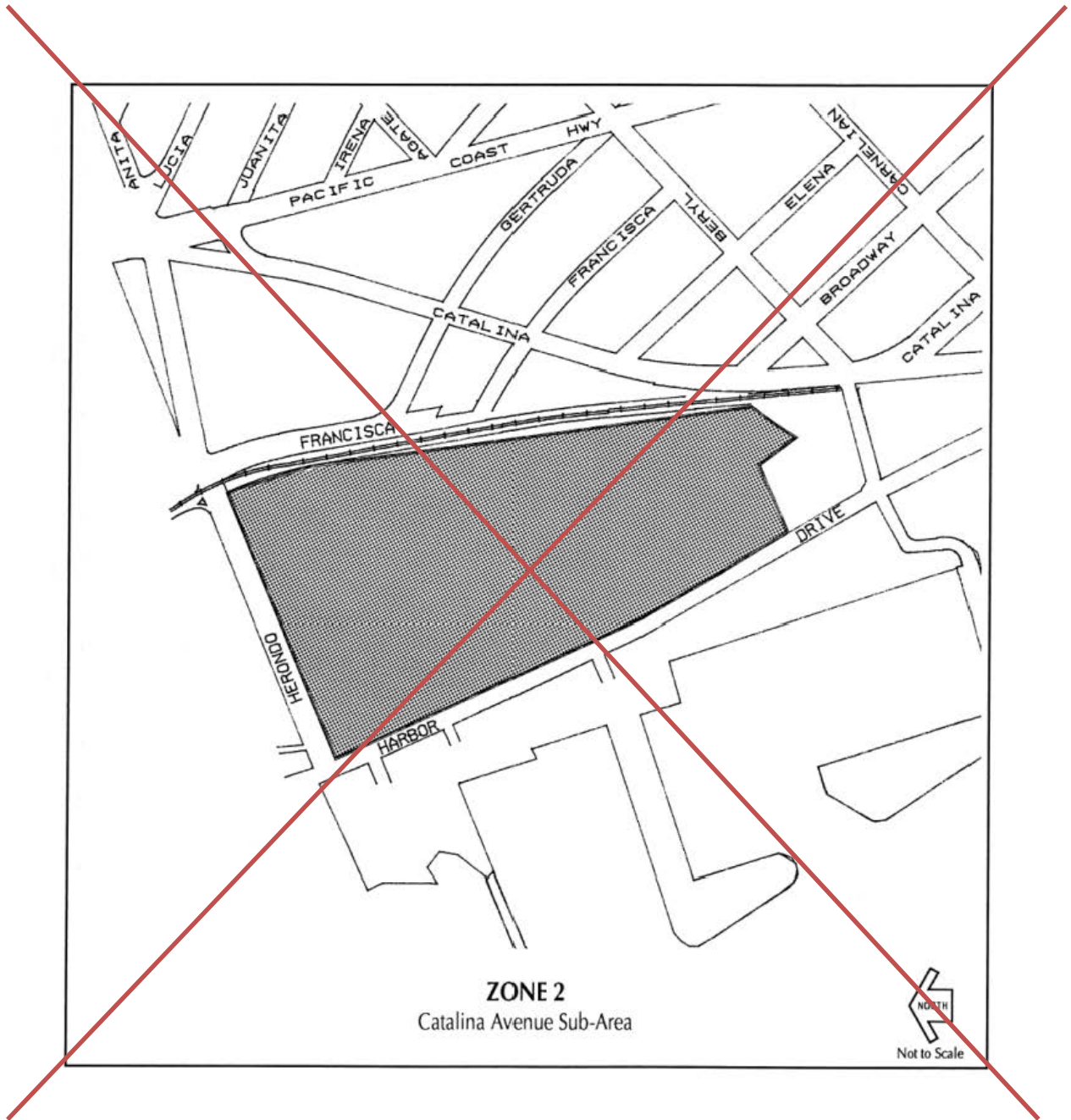
Amendments to Figure 4, General Plan Land Use Map



ATTACHMENT C TO THE INITIATIVE
AMENDMENTS TO MAP OF ZONE 2 – CATALINA AVENUE SUB-AREA IN
HARBOR/CIVIC CENTER SPECIFIC PLAN

CURRENT ZONE 2 – CATALINA AVENUE SUB-AREA MAP

The current Zone 2 – Catalina Avenue Sub-Area Map, on page 105 of the Harbor/Civic Center Specific Plan, is hereby deleted as follows:



AMENDMENTS TO ZONE 2 – CATALINA AVENUE-SUB-AREA MAP

The new map depicting Zone 2 – Catalina Avenue Sub-Area (on page 105 of the Harbor/Civic Center Specific Plan) added to the Harbor/Civic Specific Plan is shown below:



ATTACHMENT D TO THE INITIATIVE

New Figure 15.1 to the Harbor/Civic Center Specific Plan:

Zone 2A Height Map

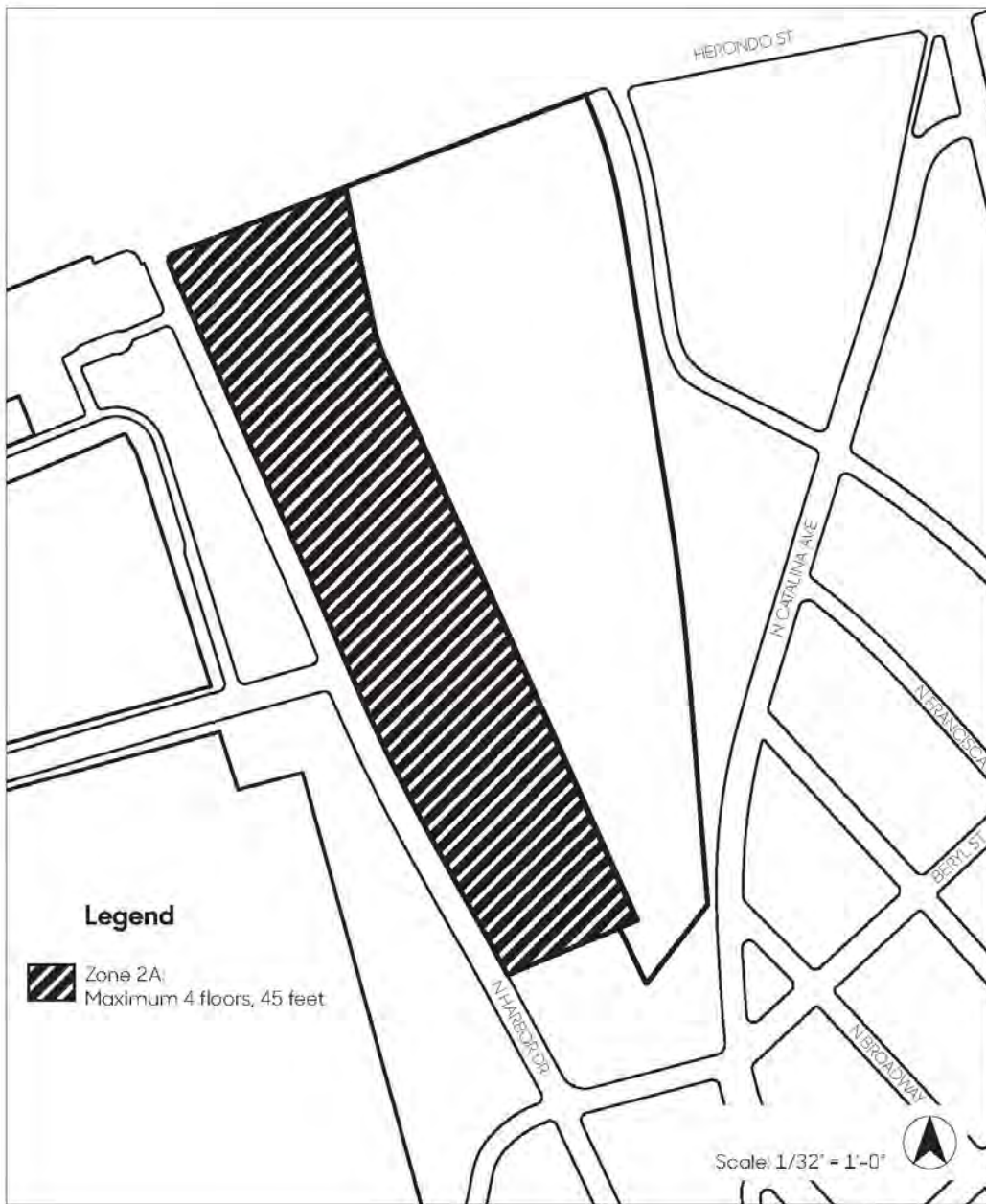


Figure 15.1

ATTACHMENT E TO THE INITIATIVE

New Figure 15.2 to the Harbor/Civic Center Specific Plan:

Zone 2B Height Map

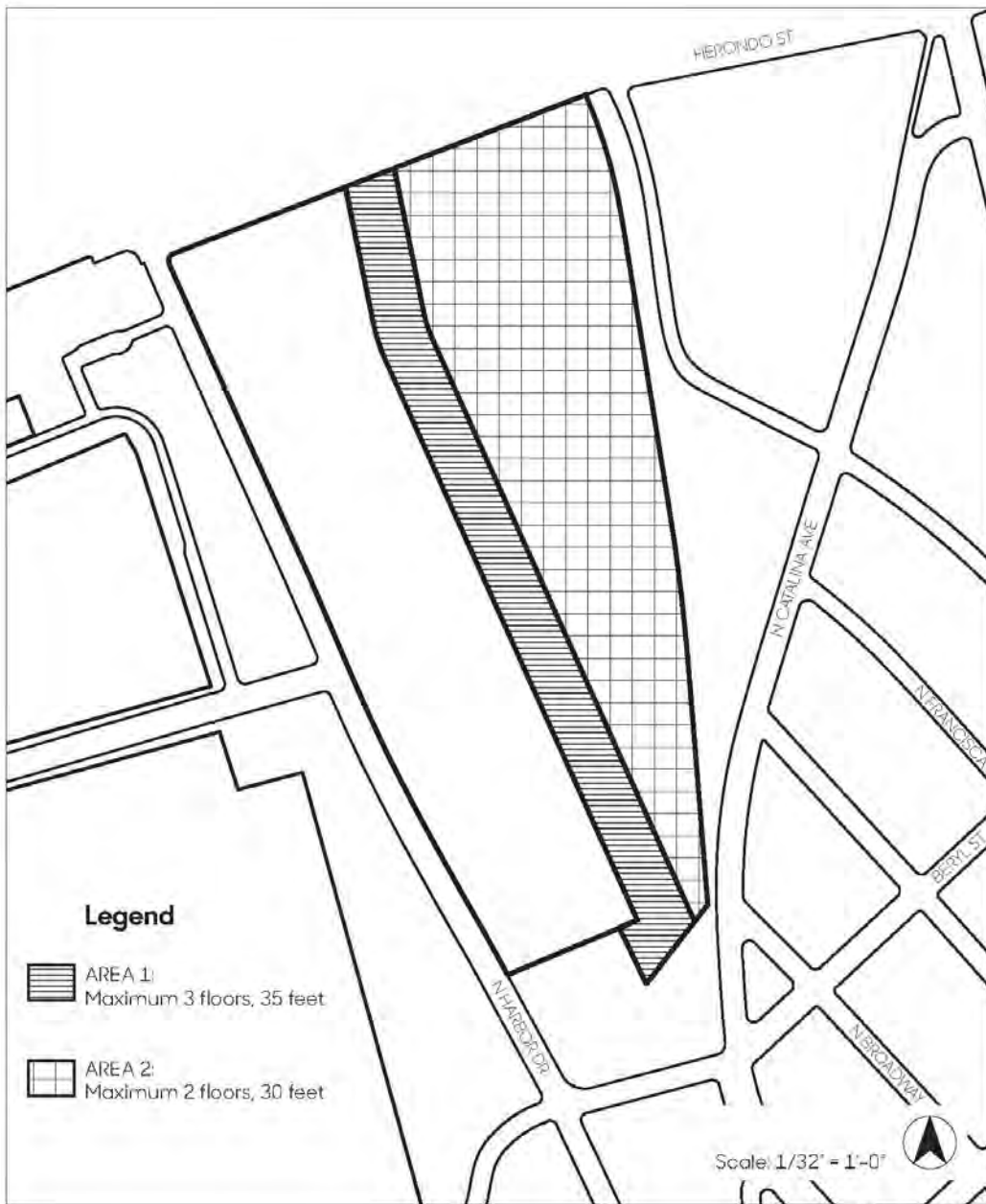


Figure 15.2

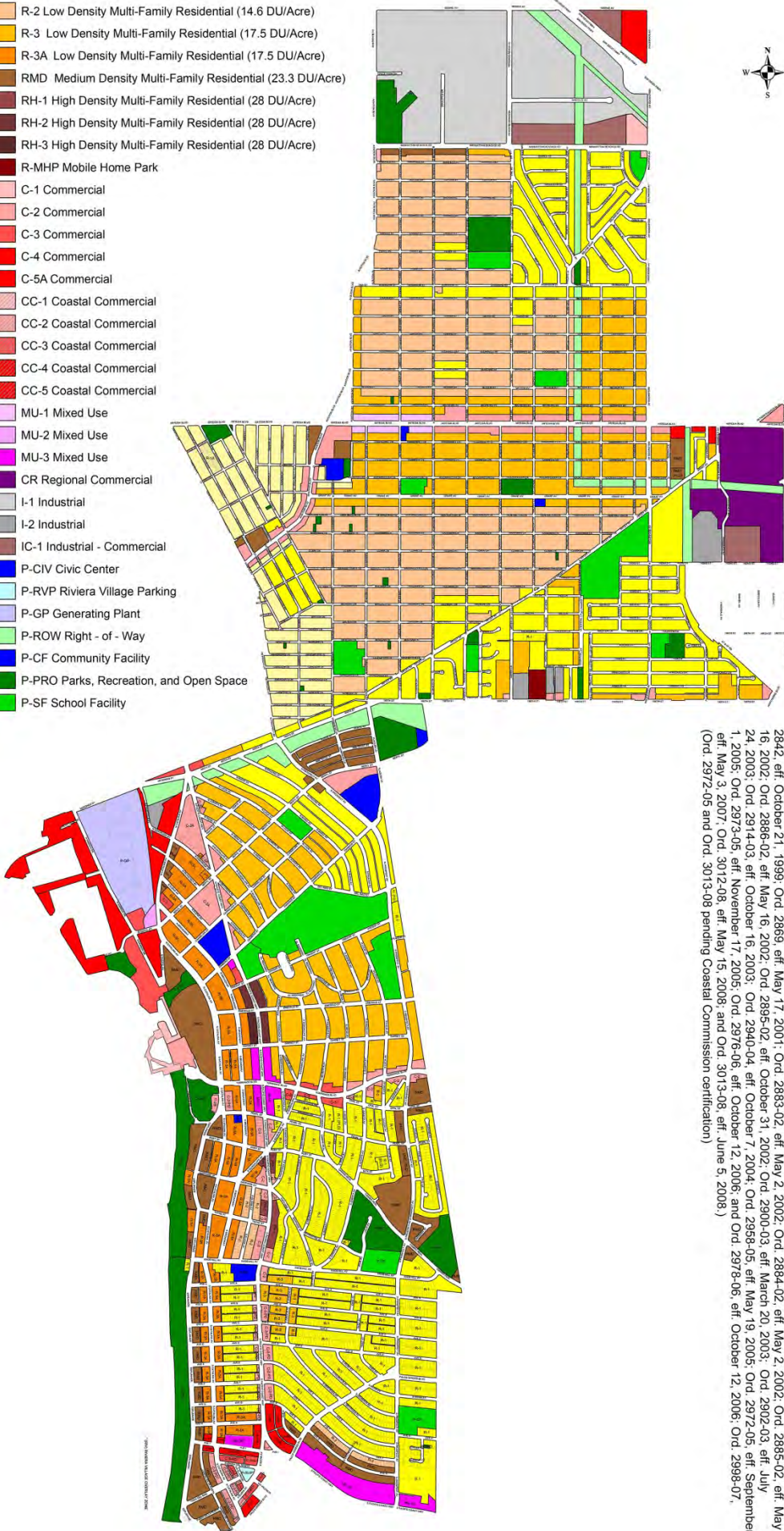
ATTACHMENT F TO THE INITIATIVE
AMENDMENTS TO THE ZONING MAP OF THE CITY OF REDONDO BEACH

CURRENT ZONING MAP

The current Zoning Map is shown below for informational purposes only:

Legend

- R-1 Single Family
- R-1A Single Family
- R-2 Low Density Multi-Family Residential (14.6 DU/Acre)
- R-3 Low Density Multi-Family Residential (17.5 DU/Acre)
- R-3A Low Density Multi-Family Residential (17.5 DU/Acre)
- RMD Medium Density Multi-Family Residential (23.3 DU/Acre)
- RH-1 High Density Multi-Family Residential (28 DU/Acre)
- RH-2 High Density Multi-Family Residential (28 DU/Acre)
- RH-3 High Density Multi-Family Residential (28 DU/Acre)
- R-MHP Mobile Home Park
- C-1 Commercial
- C-2 Commercial
- C-3 Commercial
- C-4 Commercial
- C-5A Commercial
- CC-1 Coastal Commercial
- CC-2 Coastal Commercial
- CC-3 Coastal Commercial
- CC-4 Coastal Commercial
- CC-5 Coastal Commercial
- MU-1 Mixed Use
- MU-2 Mixed Use
- MU-3 Mixed Use
- CR Regional Commercial
- I-1 Industrial
- I-2 Industrial
- IC-1 Industrial - Commercial
- P-CIV Civic Center
- P-RVP Riviera Village Parking
- P-GP Generating Plant
- P-ROW Right - of - Way
- P-CF Community Facility
- P-PRO Parks, Recreation, and Open Space
- P-SF School Facility

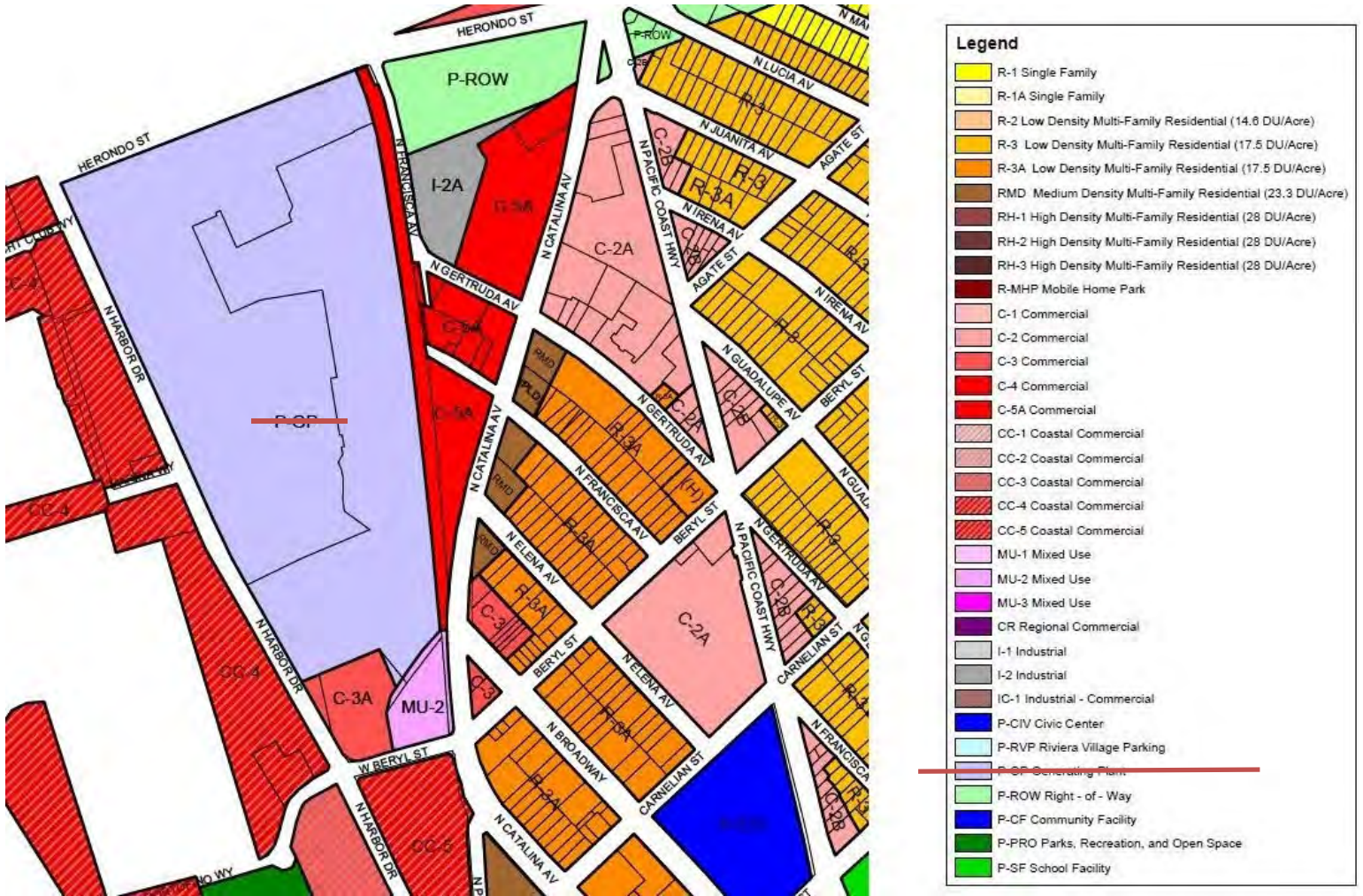


(Ord. 2756, eff. January 18, 1996, as amended by Ord. 2759, eff. April 18, 1996; Ord. 2760, eff. April 18, 1996; Ord. 2761, eff. April 18, 1996; Ord. 2762, eff. April 18, 1996; Ord. 2763, eff. April 18, 1996; Ord. 2767, eff. June 6, 1996; Ord. 2783, eff. January 2, 1997; Ord. 2784, eff. January 2, 1997; Ord. 2792, eff. April 10, 1997; Ord. 2803, eff. July 3, 1997; Ord. 2804, eff. July 31, 1997; Ord. 2808, eff. September 18, 1997; Ord. 2814, eff. March 5, 1998; Ord. 2819, eff. May 21, 1998; Ord. 2824, eff. September 3, 1998; Ord. 2825, eff. September 3, 1998; Ord. 2826, eff. September 17, 1998; Ord. 2842, eff. October 21, 1999; Ord. 2869, eff. May 17, 2001; Ord. 2883-02, eff. May 2, 2002; Ord. 2884-02, eff. May 2, 2002; Ord. 2885-02, eff. July 16, 2002; Ord. 2886-02, eff. May 16, 2002; Ord. 2895-02, eff. October 31, 2002; Ord. 2900-03, eff. March 20, 2003; Ord. 2902-03, eff. July 16, 2003; Ord. 2914-03, eff. October 16, 2003; Ord. 2940-04, eff. October 7, 2004; Ord. 2956-05, eff. May 19, 2005; Ord. 2972-05, eff. September 1, 2005; Ord. 2973-05, eff. November 17, 2005; Ord. 2976-06, eff. October 12, 2006; and Ord. 2978-06, eff. October 12, 2006; Ord. 2998-07, eff. May 3, 2007; Ord. 3012-08, eff. May 15, 2008; and Ord. 3013-08, eff. June 5, 2008.)
 (Ord. 2972-05 and Ord. 3013-08 pending Coastal Commission certification)

City of Redondo Beach Official Zoning Map Last update: February 1, 2011

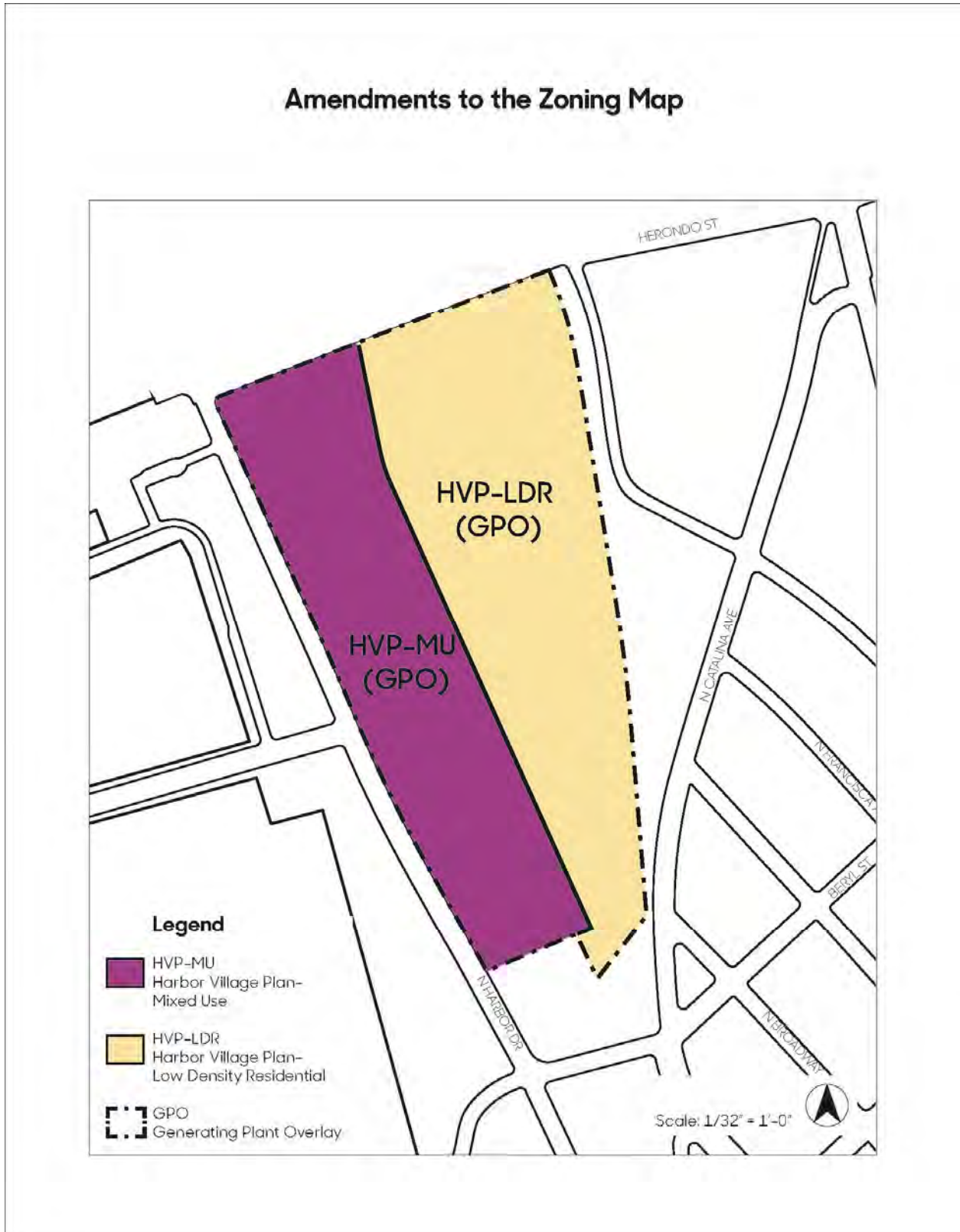
AMENDMENTS TO THE ZONING MAP

Below is an enlarged image of a portion of the current Zoning Map that shows the Property, with the P-Generating Plant zoning district deleted in accordance with this Initiative:



AMENDMENTS TO THE ZONING MAP

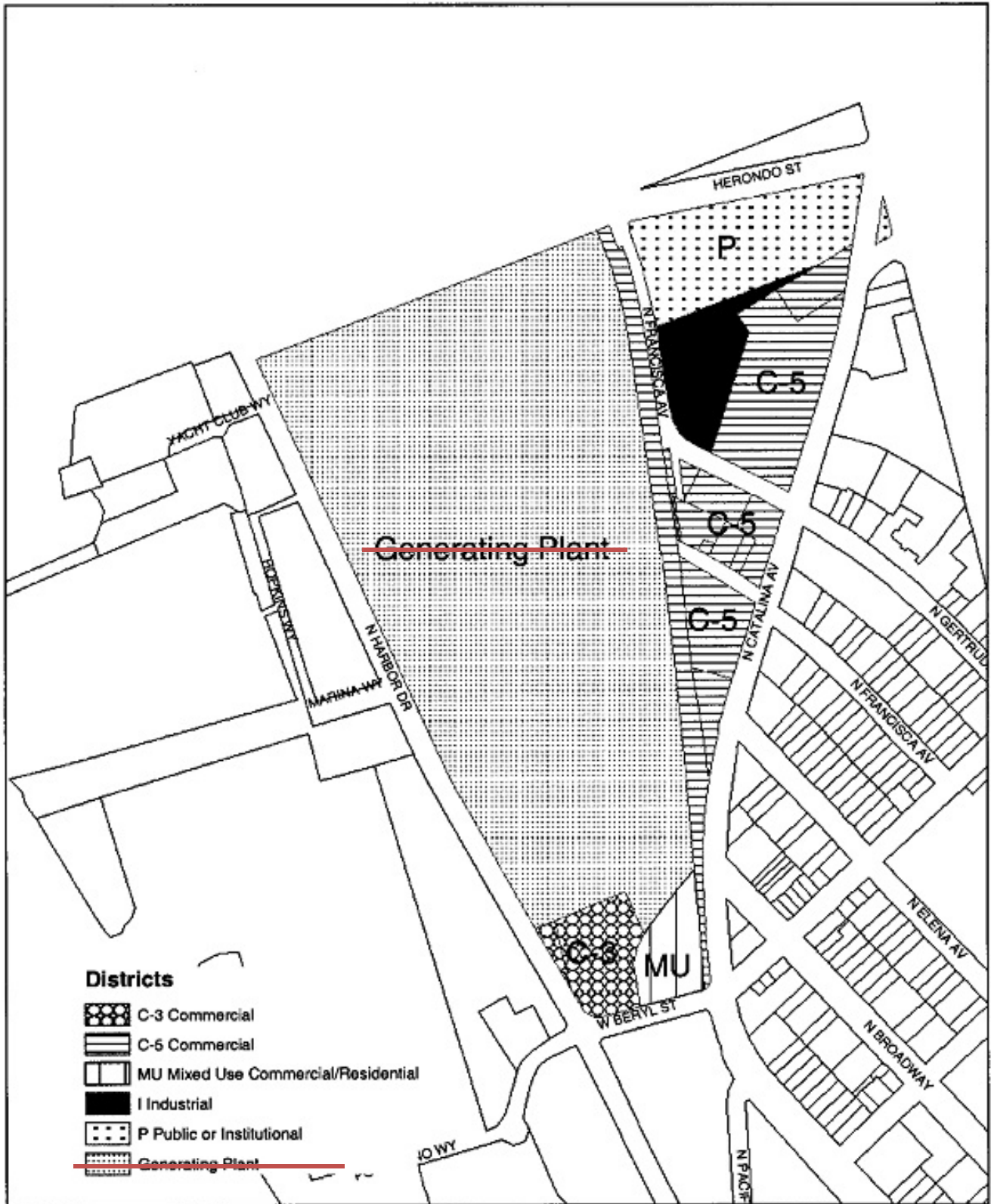
The Zoning Map is amended by this Initiative to redesignate the Property from P-GP Generating Plant to HVP-MU Harbor Village Plan-Mixed Use, with a (GPO) Generating Plant Overlay zoning overlay, and HVP-LDR Harbor Village Plan Low Density Residential, with a (GPO) Generating Plant Overlay zoning overlay, as shown on the below map:



ATTACHMENT G TO THE INITIATIVE
AMENDMENTS TO THE COASTAL LAND USE PLAN MAP

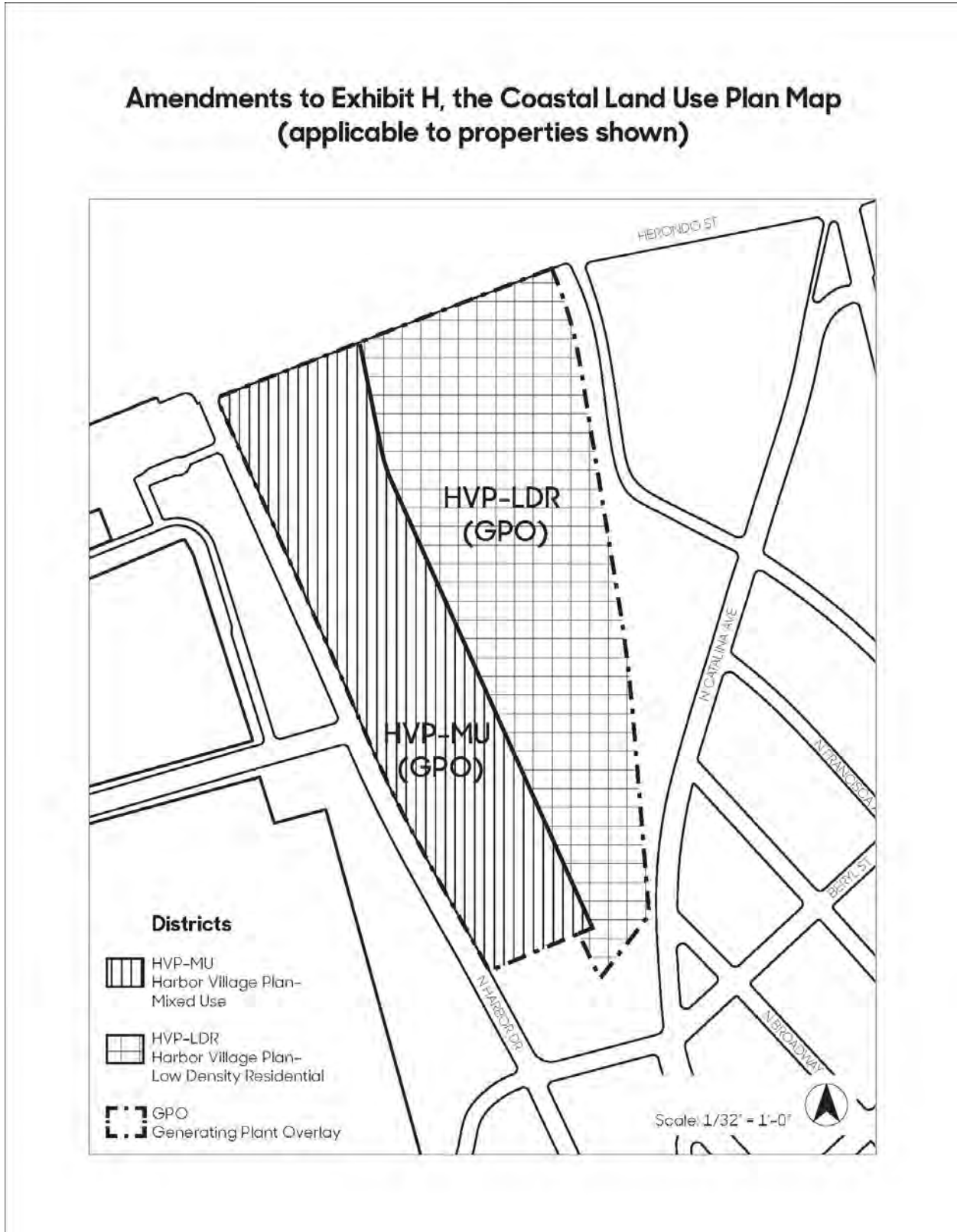
COASTAL LAND USE PLAN MAP

Below is the portion of the current Coastal Land Use Plan Map (Exhibit H to the Coastal Land Use Plan) applicable to the Property, with the Generating Plant land use classification deleted in accordance with this Initiative. Aside from the deletion of the Generating Plant land use classification, the map is shown for informational purposes only:



AMENDMENTS TO THE COASTAL LAND USE PLAN MAP

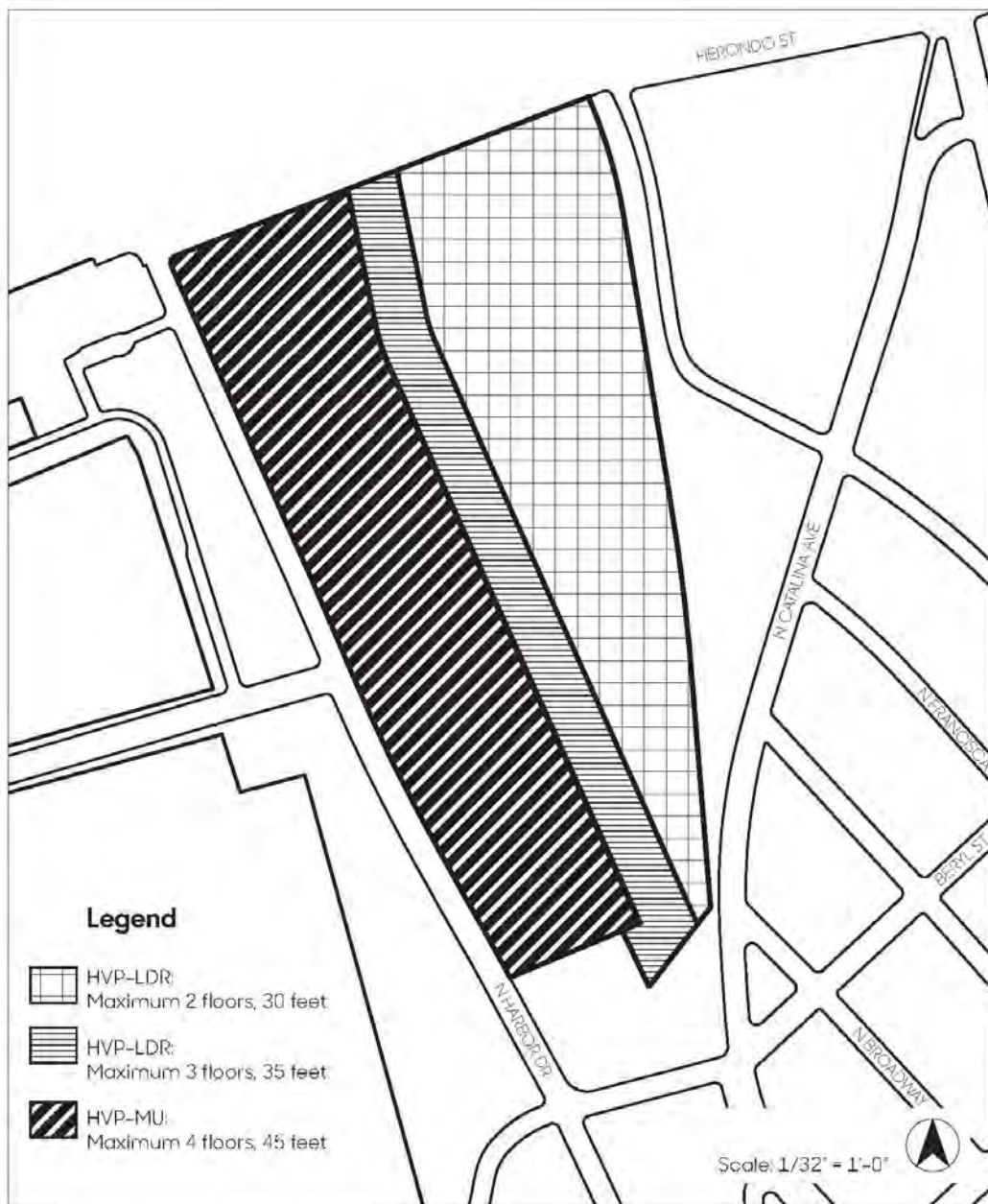
The Coastal Land Use Plan Map, Exhibit H of the Coastal Land Use Plan, is amended to change the land use classification for the Property from “Generating Plant” to “HVP-MU Harbor Village Plan-Mixed Use,” with a “(GPO) Generating Plant Overlay” classification, and “HVP-LDR Harbor Village Plan-Low Density Residential,” with a “(GPO) Generating Plant Overlay” designation, as shown on the below map:



ATTACHMENT H TO THE INITIATIVE

New Exhibit I to the Coastal Land Use Plan:

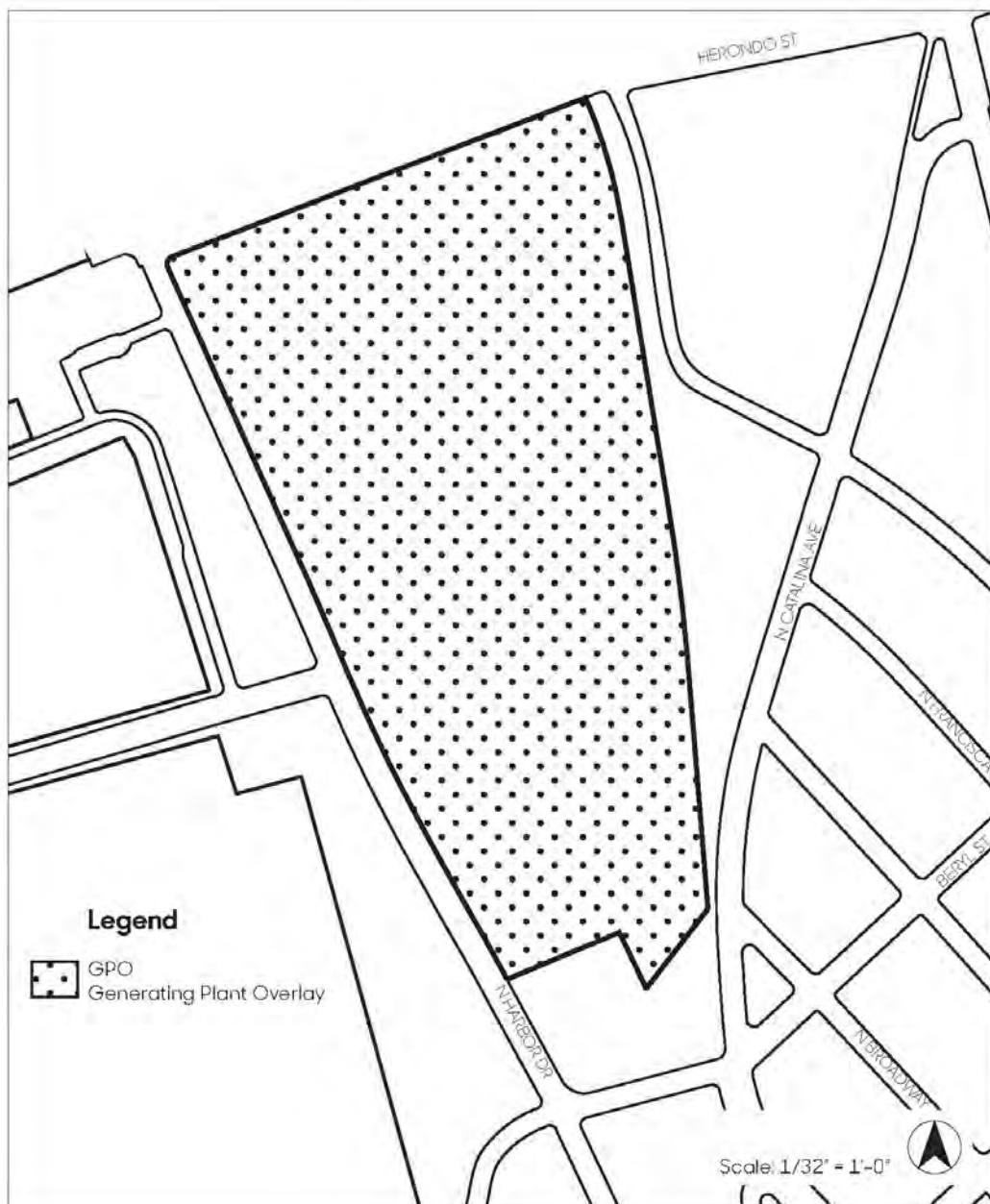
Exhibit I - Harbor Village Plan Land Use District Height Map



ATTACHMENT I TO THE INITIATIVE

New Exhibit J to Coastal Land Use Plan:

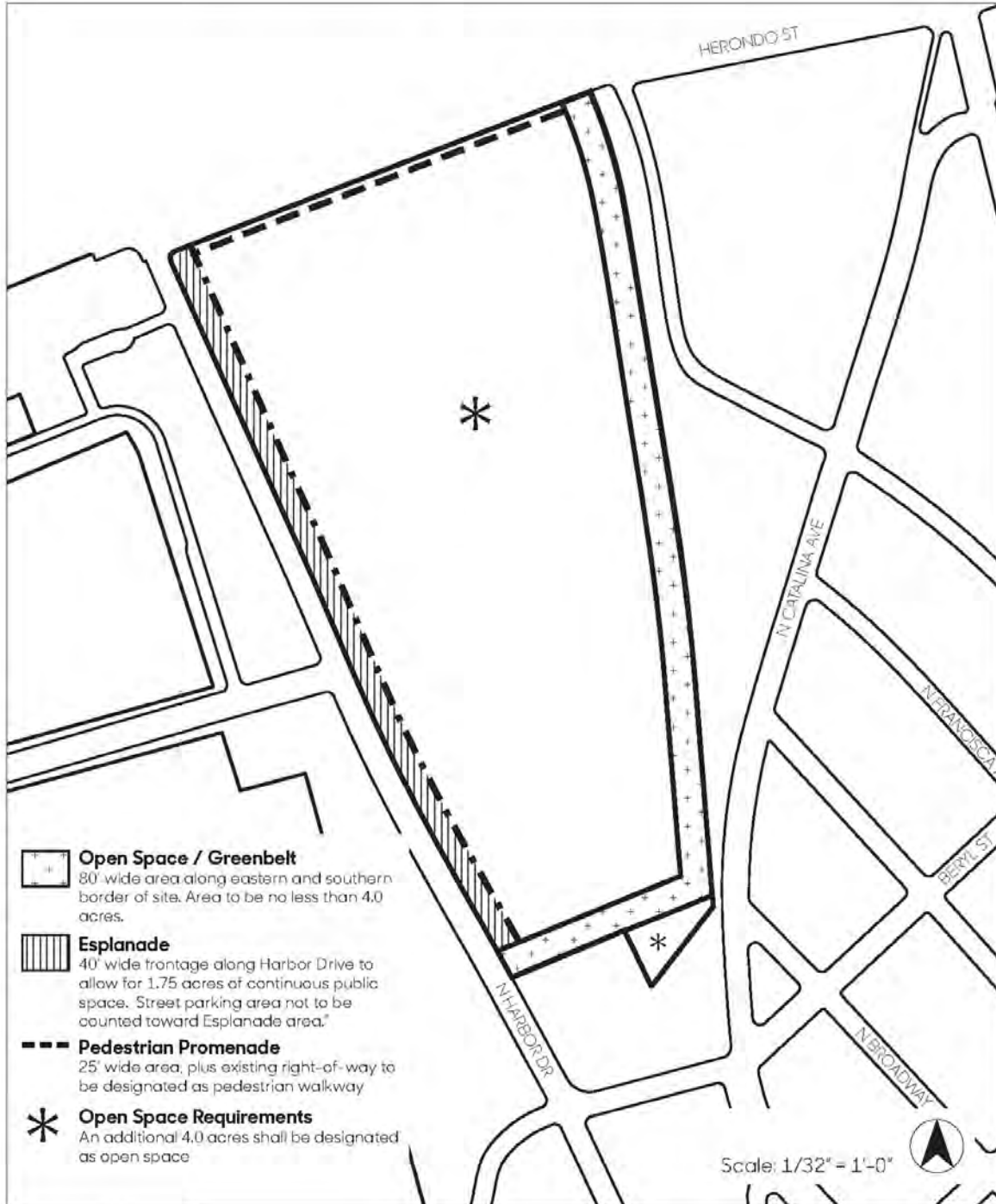
Exhibit J - Generating Plant Overlay



ATTACHMENT J TO THE INITIATIVE

New Exhibit K to Coastal Land Use Plan:

Exhibit K - Open Space Standards and Requirements for Harbor Village Plan Land Use District



ATTACHMENT K TO THE INITIATIVE

AMENDMENTS TO THE COASTAL ZONING MAP

The Coastal Zoning Map is amended by this Initiative to redesignate the Property from P-GP Generating Plant to HVP-MU Harbor Village Plan-Mixed Use, with a (GPO) Generating Plant Overlay zoning overlay, and HVP-LDR Harbor Village Plan Low Density Residential, with a (GPO) Generating Plant Overlay zoning overlay, as shown on the below map:

