



Eleanor Manzano
City Clerk

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

tel 310 318-0656
fax 310 374-0220

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

February 18, 2016

48 March 29, 2016

Mr. Patrick Ogawa, Acting Executive Officer
Board of Supervisors
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 383
Los Angeles, CA 90012

LORI GLASGOW
EXECUTIVE OFFICER

Re: City of Redondo Beach Special Municipal Election June 7, 2016

Dear Mr. Ogawa:

On February 16, 2016 the Redondo Beach City Council adopted Resolution No. CC-1602-018 which calls and gives notice of a Special Municipal Election in the City on June 7, 2016 for the purpose of submitting to City voters a measure. In addition, Resolution No. CC-1602-019 was also adopted which requests that the Board of Supervisors of the County of Los Angeles render specific services and to consolidate a Special Municipal Election to be held in the City on June 7, 2016 with the County of Los Angeles Statewide Primary Election. Attached are copies of Resolution Nos. CC-1602-018 and CC-1602-019 for your reference.

The City of Redondo Beach recognizes that additional costs will be incurred by the County by reason of this consolidation and agrees to reimburse the County of any costs incurred on the City's behalf.

Please advise if anything further is required of this office regarding the provision of services by the County of Los Angeles.

Should you have any questions regarding the above, or require anything further, please feel free to contact me at my direct line (310) 318-0646.

Sincerely,

Eleanor Manzano
City Clerk

Enc.

RESOLUTION NO. CC-1602-019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO CONSOLIDATE A SPECIAL MUNICIPAL ELECTION TO BE HELD ON JUNE 7, 2016 WITH THE COUNTY OF LOS ANGELES STATEWIDE PRIMARY ELECTION TO BE HELD ON THAT DATE PURSUANT TO SECTION 10403 OF THE CALIFORNIA ELECTIONS CODE

WHEREAS, the City Council of the City of Redondo Beach called a Special Municipal Election to be held on June 7, 2016, for the purpose of submitting to the voters the question relating to proposed amendments to the City Charter, General Plan (Land Use Element), and Local Coastal Program (LCP), including the Coastal Land Use Plan and the Coastal Land Use Plan Implementing Ordinance (Coastal Zoning Ordinance) to conditionally allow Residential Care Facility for the Elderly (RCFE) in the P-CF zoning district on properties over one acre in size in the Coastal Zone; and

WHEREAS, it is desirable that the Special Municipal Election be consolidated with the Los Angeles County Statewide Primary Election to be held on the same date and that within the city the precincts, polling places and election officers of the two elections be the same, and that the county election department of the County of Los Angeles canvass the returns of the Special Municipal Election and that the election be held in all respects as if there were only one election.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That pursuant to the requirements of Section 10403 of the Elections Code, the Board of Supervisors of the County of Los Angeles is hereby requested to consent and agree to the consolidation of a Special Municipal Election with the Los Angeles County Primary General Election on Tuesday, June 7, 2016, for the purpose of a City measure being placed on the ballot; and

SECTION 2. That the measure to appear on the ballot is as follows:

Shall the City approve amendments to the City Charter, General Plan, Coastal Land Use Plan, and Coastal Zoning Ordinance to conditionally allow residential care facilities for the elderly in the P-CF zoning district on properties over one acre in the Coastal Zone pursuant to a request from the School District to rezone surplus school property?	YES
	NO

SECTION 3. The City Clerk/Elections Official is directed to forward, without delay, to the Board of Supervisors of the County of Los Angeles, and to the Los Angeles County Elections Department, each, a certified copy of this Resolution and the proposed amendments attached as Exhibit "A" and Exhibit "B".

SECTION 4. That the vote requirement for the measure to pass is a majority (50%+1) of the votes cast.



SECTION 5. That the ballots to be used at the election shall be in form and content as required by law and conducted in the manner prescribed in Elections Code Section 10418.

SECTION 6. That the county election department is authorized to canvass the returns of the Primary Municipal Election. The election shall be held in all respects as if there were only one election, and only one form of ballot shall be used. The election will be held and conducted in accordance with the provisions of law regulating the special election.

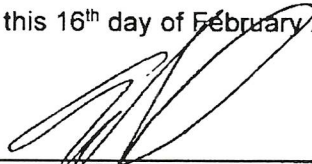
SECTION 7. That the Board of Supervisors is requested to issue instructions to the county election department to take any and all steps necessary for the holding of the consolidated election.

SECTION 8. That the City of Redondo Beach recognizes that additional costs will be incurred by the County by reason of this consolidation and agrees to reimburse the County for any costs.

SECTION 9. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.



PASSED, APPROVED AND ADOPTED this 16th day of February 2016.



Steve Aspel, Mayor

ATTEST:

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


I, Eleanor Manzano City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. CC-1602-019 was duly passed, approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 16th day of February 2016 by the following vote:

AYES: GINSBURG, BRAND, HORVATH, EMDEE

NOES: NONE

ABSENT: SAMMARCO

ABSTAIN: NONE

ATTEST:


Eleanor Manzano, City Clerk

APPROVED AS TO FORM:



Michael W. Webb, City Attorney


This is certified to be a true and correct copy of the original on file in this office, consisting of pages 1 through 3 and Exhibit A&B
DATED: 2/18/16
ATTEST: 
City Clerk of the City of Redondo Beach, State of California



EXHIBIT A

BALLOT TEXT

MEASURE __

RESOLUTION NO. CC-1602-018

ORDINANCE NO. O-3150-016

AN ORDINANCE OF THE PEOPLE OF THE CITY OF REDONDO BEACH, CALIFORNIA APPROVING AMENDMENTS TO THE CITY CHARTER, GENERAL PLAN, COASTAL LAND USE PLAN, AND COASTAL ZONING ORDINANCE TO CONDITIONALLY ALLOW RESIDENTIAL CARE FACILITIES FOR THE ELDERLY IN THE P-CF ZONING DISTRICT ON PROPERTIES OVER ONE ACRE IN THE COASTAL ZONE PURSUANT TO A REQUEST FROM THE SCHOOL DISTRICT TO REZONE SURPLUS SCHOOL PROPERTY

WHEREAS, the Redondo Beach Unified School District (“RBUSD”) owns a 3.37 acre parcel of property located at 320 Knob Hill Avenue, Redondo Beach CA 90277 (the “project site”), which was previously operated as a school until 1981.

WHEREAS, in 2006, RBUSD formed a surplus property advisory committee under Education Code Section 17388 et seq. for property located at 320 Knob Hill (RBUSD Resolution No. 06-07:4).

WHEREAS, in 2007 the RBUSD advisory committee prepared a report titled “Final Report and Recommendation of the Recommended Uses of Surplus Property Located at 320 Knob Hill” which recommended that the school district lease the site for fair market value (RBUSD Resolution No. R:07-08:01).

WHEREAS, in 2012, Fountain Square Development West, LLC (“Fountain Square”) was selected by RBUSD to lease, construct, and operate a senior housing facility on the Project Site to provide independent living, assisted living and/or memory care services to residents over the age of 55 on the project site (also referenced as Residential Care Facilities for the Elderly or RCFE).

WHEREAS, the current P-CF Community Facility zoning/land use designation does not permit RCFE land uses to operate on the project site.

WHEREAS, Government Code § 65852.9 generally recognizes a school district’s right to request a zone change for unused school sites.

WHEREAS, Fountain Square and RBUSD submitted a request to amend the City of Redondo Beach’s General Plan, Coastal Land Use Plan, and Coastal Zoning (“Planning Documents”) to conditionally allow RCFE land uses.

WHEREAS, on June 11, 2015 the City published a Notice of Availability of proposed amendments to the City’s Planning Documents.

WHEREAS, on October 15, 2015 the Redondo Beach Planning Commission held a noticed public hearing and recommended that City Council adopt the amendments to the Planning Documents (Planning Commission Resolutions No. 2015-10-PCR-017 and No. 2015-10-PCR-018).

EXHIBIT A

WHEREAS, on January 19, 2016 and February 16, 2016 the Redondo Beach City Council held a noticed public hearing and certified a final environmental impact report and conditionally approved amendments to the City’s General Plan, Coastal Land Use Plan, and Coastal Zoning (Resolutions CC-1601-008 and CC-1601-009 and Ordinance No. 3148-16).

WHEREAS, Section 27.4(a) of Article XXVII of the City Charter provides that no Major Change in Allowable Land Use approved by the City Council shall become effective unless approved by an affirmative vote of the registered voters of the City at a general municipal election or special election called for that purpose.

WHEREAS, Sample Ballot Materials were prepared pursuant to City Charter Section 27.4(b).

WHEREAS, the qualified registered voters of the City of Redondo Beach by this ordinance intend to approve the foregoing amendments to the Planning Documents in accordance with the requirements of City Charter Section 27.4(a).

WHEREAS, pursuant to the Coastal Act (Pub. Res. Code § 30512.2), the Coastal Commission can suggest modifications to the Coastal Land Use Plan and the Coastal Zoning to ensure consistency with Chapter 3 of the Coastal Act (“Suggested Modifications”).

WHEREAS, this measure also contains an amendment, proposed by City Council, to Section 27.6 of the City Charter, which exempts the City Council’s adoption of Suggested Modifications from a second public vote pursuant to Article XXVII of the City Charter.

WHEREAS, the City published a Notice of Availability of the proposed City Charter amendments on December 17, 2015.

WHEREAS, the full text of the General Plan, Coastal Land Use Plan, Coastal Zoning Ordinance, and the City Charter amendments is set forth in full in this ordinance.

NOW THEREFORE, THE PEOPLE OF THE CITY OF REDONDO BEACH, CALIFORNIA, DO HEREBY ORDAIN:

SECTION 1. *The Proposed Amendments to the General Plan Land Use Element are Hereby Approved.* New text amendments are shown with **bold double underlined text**; deletions are shown in **~~bold striken text~~**; where existing intervening text, subsections, or sections have been omitted and are not specifically deleted, these shall not be considered amended or deleted and should therefore be considered retained in their current state (such language may be displayed as “...”)

2.1.4 Goals, Objectives, and Policies

...

RESIDENT-SERVING LAND USES

...

Policies It shall be the policy of the City of Redondo Beach to:

...

1.2.3 Allow for the development of housing types intended to meet the special needs of senior citizens, the physically challenged, and low and moderate income households in areas classified as Multi-Family Residential (“R-2,” “R-3,” “RMD,” and “RH”), Mixed Use (“MU-1,” “MU-2,” and “MU-3”), Commercial Regional (“CR”), **and Public or Institutional (where Public or Institutional is located in the “P-CF” zone – and where, in the P-CF zone only senior**

EXHIBIT A

housing classified as Residential Care Facilities for the Elderly (RCFE) over one acre in the Coastal Zone on the Land Use Plan map provided that they are designed to be compatible with adjacent residential structures and other areas designated for other categories of use provided that no substantial adverse impacts will occur (11.1).

- 1.2.4 Allow for the development of housing for senior citizens by permitting such housing to vary from the development standards in the zone in which it is located (subject to approval of a Conditional Use Permit and Planning Commission Design Review) in areas classified as Multi-Family Residential (“R-3,” “RMD,” and “RH”), Commercial (“C-2,” “C-3” and “C-4”), Mixed Use (“MU-1,” “MU-2,” and “MU-3”), Commercial Regional (“CR”), and Public or Institutional (where Public or Institutional is located in the “P-CF” zone – and where, in the P-CF zone, only senior housing classified as Residential Care Facilities for the Elderly (RCFE) over one acre in the Coastal Zone) on the Land Use Plan map provided that a) it is appropriate at the proposed location; b) it is located within a reasonable walking distance of commercial retail, professional, and social and community services patronized by senior citizens, or has its own private shuttle bus that will provide daily access to these services, or be within a reasonable walking distance of a bus or transit stop providing access to these services; and c) the project includes units affordable to lower-income or moderate-income households to the extent feasible.

...

PUBLIC AND INSTITUTIONAL USES

...

Objective It shall be the objective of the City of Redondo Beach to:

- 1.46 Provide for the continuation of existing and expansion of governmental administrative and capital, recreation, public safety, human service, cultural and educational, infrastructure, and other public land uses and facilities to support the existing and future population and development of the City and facilities that provide funding for education services elsewhere.

Policies It shall be the policy of the City of Redondo Beach to:

Permitted Uses

- 1.46.1 Accommodate governmental administrative and maintenance facilities, parks and recreation, public open space, police, fire, educational (schools), cultural (libraries, museums, performing and visual arts, etc.), human health, human services, public utility and infrastructure (transmission corridors, etc.), public and private secondary uses, and other public uses in areas designated as “P” and facilities that provide funding for education services elsewhere.

...

SECTION 2. *The Proposed Amendments to the Coastal Land Use Plan are Hereby Approved.* New text amendments are shown with **bold double underlined text**; deletions are shown in **~~bold striken text~~**; where existing intervening text, subsections, or sections have been omitted and are not specifically

EXHIBIT A

deleted, these shall not be considered amended or deleted and should therefore be considered retained in their current state (such language may be displayed as "...")

VI. Location and Planning New Development

...

B. Subareas

...

7. Subarea #7

...

The various land uses comprising subarea #7 are presented on the following table and map and described below.

...

~~**Public Facilities**—The elementary school, Patterson, is located at the northerly border of the subarea. The school currently contains grade levels kindergarten through 6.~~

Institutional/Public – Community Facility – The Redondo Beach Unified School District owned property located at the northerly border of the subarea.

...

C. Proposed Land Use Classifications

The following land use classifications in conjunction with the coastal land use plan map for the Coastal Zone (Exhibit H) and the policies as set forth in this Coastal Plan will guide the future growth and development of the City's Coastal Zone. This section was substantially updated in 1999 for consistency with the City's General Plan, including more specific land use and development standards.

...

Public or Institutional

The Public or Institutional (P) district includes the following sites and uses:

...

- 3. Community facilities, governmental facilities, and public safety facilities: These include the Civic Center (City Hall, Public Library, and Police Station) at Diamond Street and Pacific Coast Highway, the fire station at S. Broadway and Pearl Street, and the ~~Recreation and Community Services Center~~ **Redondo Beach Unified School District owned property** at Knob Hill and Pacific Coast Highway. Permitted uses include parks and open space, and uses which may be considered subject to a Conditional Use Permit include cultural uses (libraries, museums, etc.), institutional uses (governmental, police, fire, etc.), community centers, public athletic clubs, performance art facilities, educational facilities, child day care centers, **Residential Care Facilities for the Elderly (RCFE)**, schools, parking lots, and similar public uses. For the Civic Center, the maximum floor area ratio of all buildings on the site is 1.25 and the maximum height is three stories, 45 feet. The floor area ratio and height of buildings at other community facility/governmental facility/public safety facility sites will be determined as part of the required public hearing process for any proposed new building.

...

D. Land Use Policies

EXHIBIT A

- ...
14. Allow for the development of housing for senior citizens in Area 1 of the Coastal Zone by permitting such housing to vary from the limits on height, density, floor area and number of stories, the requirements for upper level setbacks, required percentage of commercial frontage and the parking standards in the zone in which it is located (subject to approval of Conditional Use Permit and Planning Commission Design Review) in areas classified as Multi-Family Residential (“R-3”, “RMD”, and “RH”), and Mixed-Use (“MU”) on the Coastal Land Use Plan Map, and on lots classified Commercial (“C-2”, “C-3”, and “C-4”) on the Coastal Land Use Plan Map, that are also located north of Knob Hill Avenue, adjacent to Pacific Coast Highway, and on lots classified Public-Community Facility (“P-CF” – and where, in the P-CF zone, only senior housing classified as Residential Care Facilities for the Elderly (RCFE) over one acre) provided that:
- (a) The project does not impact pier or beach access parking;
 - (b) It is appropriate at the proposed location;
 - (c) It does not displace a visitor serving commercial facility, defined as a commercial development that provides accommodations, food, and services, including hotels, motels, campgrounds, restaurants and commercial recreation developments such as shopping, eating and amusement areas for tourists;
 - (d) Any proposed projections above the height limit of the underlying zone will have no significant impact on public views to or along the coastline or coastal bluffs;
 - (e) It protects community character and pedestrian scale;
 - (f) With the exception of an elevator housing to accommodate the handicapped, it is consistent with adopted LUP height limits in zones designated for low and medium density multi-family residential use;
 - (g) It is located within a reasonable walking distance of commercial retail, professional, and social and community services patronized by senior citizens, or has its own private shuttle bus that will provide daily access to these services, or be within a reasonable walking distance of a bus or transit stop providing access to these services; and
 - (h) The project includes units affordable to lower-income or moderate-income households to the extent feasible.

SECTION 3. *The Proposed Amendments to the Coastal Land Use Plan Implementing Ordinance (Coastal Zoning) contained in Redondo Beach Municipal Code, Title 10, Chapter 5 are Hereby Approved.* New text amendments are shown with **bold double underlined text**; deletions are shown in **~~bold-stricken text~~**; where existing intervening text, subsections, or sections have been omitted and are not specifically deleted, these shall not be considered amended or deleted and should therefore be considered retained in their current state (such language may be displayed as “...”)

Section 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.

Use Classification	P-CIV	P-RVP	P-GP	P-ROW	P-CF	P-PRO	Additional Regulations	See
Public and Other Uses							Section:	

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Parks, parkettes, open space, recreational facilities, beaches, and coastal bluffs	P	P	P	P	P	P	10-5.1111(a), 5.1111(b), 5.1111(c)	10-10-
Public buildings in parks, recreation areas, open space areas, and beaches	C	C	C	C	C	C	10-5.1111(a), 5.1111(b), 5.1111(c)	10-10-
Adult education centers	--	--	--	--	C	--		
Agricultural and horticultural uses	C	--	--	C	C	C	10-5.1111(a), 5.1111(c)	10-
Child day care centers	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-
Community centers	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-
Cultural institutions	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-
Government maintenance facilities	C	--	--	--	C	C	10-5.1111(a)	
Government offices	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-
Public gymnasiums and athletic clubs	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-
Hospitals	--	--	--	--	C	--		
Medical offices and health-related facilities	--	--	--	--	C	--		
Nurseries, wholesale and retail	C	--	--	C	C	C	10-5.1111(a), 5.1111(c)	10-
Performance art facilities	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-
Parking lots	C	C	--	C	C	C	10-5.1111(a), 5.1111(c)	10-
Public safety facilities	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-
Public utility facilities	C	C	C	C	C	C	10-5.1614, 5.1111(a), 5.1111(c)	10-10-
Schools, public and private	--	--	--	--	C	--		
Accessory uses/structures	P	P	--	P	P	P	10-5.1111(b), 5.1111(c)	10-
<u>Residential Care Facilities for the Elderly (RCFE)</u>	<u>≡</u>	<u>≡</u>	<u>≡</u>	<u>≡</u>	<u>C*</u>	<u>≡</u>	<u>10-5.1111(c), 10-5.1116, 10-5.1624</u>	10-
* <u>on properties over one acre</u>								

...
10-5.1624 Housing for senior citizens.
 ...

(c) **Conditional Use Permit and Planning Commission Design Review required.** No senior housing, including senior group housing, senior citizen housing development or residential care facility for the elderly shall be approved pursuant to the standards and criteria of this section

EXHIBIT A

unless both a Conditional Use Permit is obtained pursuant to Section 10-5.2506 and an application for Planning Commission Design Review is approved pursuant to Section 10-5.2502.

(1) **Zones where permitted by Conditional Use Permit.** Housing for senior citizens may be considered in Area 1 of the Coastal Zone in the R-3A, RMD, and RH multiple-family residential zones, in commercially zoned lots fronting Pacific Coast Highway that are also located north of Knob Hill Avenue and in all mixed-use zones. **Residential Care Facilities for the Elderly may be considered in the Coastal Zone in Public-Community Facility (P-CF) zoned lots over one acre.**

...

SECTION 4. *The Proposed Amendments to Article XXVII, Section 27.6 of the City Charter are Hereby Approved.* New text amendments are shown with **bold double underlined text**; deletions are shown in ~~**bold stricken text**~~; where existing intervening text, subsections, or sections have been omitted and are not specifically deleted, these shall not be considered amended or deleted and should therefore be considered retained in their current state (such language may be displayed as "...")

...

(g) If modifications to the Local Coastal Program ("LCP") are suggested or required as a result of the California Coastal Commission's review of the LCP amendments for the Kensington Assisted Living Facility Project, any such modifications adopted by the City Council shall not be subject to this article and shall not require further voter approval. Should such modifications to the LCP also require that the City Council adopt any other legislative amendments to ensure consistency, the City Council's adoption of those legislative amendments shall not be subject to this Article and shall not require further voter approval.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, unconstitutional or unenforceable by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid, unconstitutional or unenforceable.

SECTION 6. AMENDMENTS. This Ordinance shall not be construed as having been enacted by initiative and shall therefore be exempt from the subsequent voter approval requirements contained in the third sentence of California Elections Code Section 9217.

SECTION 7. EFFECTIVE DATE. This Ordinance shall be considered adopted upon the date that the vote is declared by City Council, and shall go into effect 10 days after that date, unless otherwise specified below. The City Clerk shall certify to the passage and adoption of this Ordinance, and entire it into the book of original measure. The General Plan, Coastal Land Use Plan, and Coastal Zoning amendments contained in Sections 1, 2, and 3 of this Ordinance shall not be effective until Coastal Commission has certified the amendments to the Coastal Land Use Plan and the Coastal Zoning contained in Sections 2 and 3 of this Ordinance. In the event that Coastal Commission suggests or requires modifications to the Coastal Land Use Plan or Coastal Zoning amendments, this requirement can be fulfilled through compliance with Title 14, Cal. Code Regulations, Section 13544 (or similar acknowledgement from the Coastal Commission that the City has complied with the Coastal Commission's modifications). The amendments to the City Charter contained in Section 4 shall be effective upon acceptance and filing by the Secretary of State.

EXHIBIT A

SECTION 8. CERTIFICATION BY MAYOR. The Mayor is hereby authorized to certify the adoption of this measure and the declaration of the vote thereon by the City Council by signing where indicated below.

ADOPTED by the People of the City of Redondo Beach, California, this ____ day of _____, 2016 by the following vote, to wit:

YES: _____

NO: _____

I hereby certify that the foregoing Ordinance was PASSED, APPROVED, AND ADOPTED by a majority vote by the People of the City of Redondo Beach voting on the ____ day of _____, 2016.

Steve Aspel, Mayor

ATTEST:

Eleanor Manzano, City Clerk

APPROVED AS TO FORM:

Michael W. Webb, City Attorney

EXHIBIT B

ANALYSIS OF PROPOSED MAJOR CHANGE IN ALLOWABLE LAND USE

The following discussion and analysis of the proposed amendments to the City's General Plan, Coastal Land Use Plan and Zoning Ordinance for the Coastal Zone is provided in compliance with Section 27.4(b) of Article XXVII of the City Charter.

Section 1: Introduction

A. Purpose and Scope of Analysis

Article XXVII of the City Charter of the City of Redondo Beach requires that amendments to the City's General Plan, Coastal Land Use Plan and Zoning ordinances, which qualify as "Major Changes in Allowable Land Use" within the meaning of Article XXVII, be approved by the voters of the City before becoming legally effective. Section 27.4(b) of Article XXVII also requires that certain information concerning the proposed Major Change in Allowable Land Use be provided to City voters in this Sample Ballot Pamphlet prior to the election. This relevant information for the proposed Major Change in Allowable Land Use now being submitted to the voters consists of the following:

- A description of the "major change in allowable land use" that "clearly discloses both the scope and main features of the project (including sequencing or phasing, as may be the case) that the major change in allowable land use consists of or depends on";
- A description of "the location and acreage of the project site";
- The "text of the proposed amendment to the general plan, to the city's zoning ordinance or to the zoning ordinance for the coastal zone";
- "Easily readable maps shall be used to assist the voters in the project description;"
- A comparison of "the project and its traffic impacts both to the as built condition, and to existing applicable land use designations and zoning classifications, providing accurate comparative data concerning existing as well as proposed densities (in units per acre) and intensities of use (in square footage, types of use and traffic impacts)."

The information provided in the following sections fulfill the requirements of Section 27.4(b), and provide additional relevant information to assist voters in evaluating the amendments to the City's General Plan, Coastal Land Use Plan, Zoning Ordinance for the Coastal Zone ("Coastal Zoning Ordinance"), and the City Charter which are presented for voter approval. The traffic impact analysis presented in Section 6 is based on a comprehensive traffic study completed by Kunzman Associates, Inc., prepared in consultation with the City and MIG Hogle-Ireland. The results of the traffic study have been condensed for presentation in the Sample Ballot Pamphlet. The full text of the report and appendices may be downloaded from the City of Redondo Beach website at www.redondo.org/, copies may be viewed in the City Clerk's office located at 415 Diamond Street, Redondo Beach, CA 90277 or if you wish to obtain a copy, please call the City Clerk's office at (310) 318-0656.

B. Background, Overview, Sequencing, and Phasing of Proposed "Major Change in Allowable Land Use"

The project site is a 3.37-acre parcel owned by the Redondo Beach Unified School District ("RBUSD") located on the corner of Knob Hill Avenue and Pacific Coast Highway, at 320 Knob Hill Avenue, Redondo Beach, CA 90277 ("Project Site"). (Figures A and B.) RBUSD determined that the Project Site

EXHIBIT B

was surplus property for which there was no educational need in the foreseeable future (the Project Site does not meet the minimum standard for an elementary school site, according to the California Department of Education). In 2012, Fountain Square Development West, LLC (“Fountain Square”) was selected by RBUSD to lease, construct, and operate a senior housing facility on the Project Site to provide independent living, assisted living and/or memory care services to residents over the age of 55 on the Project Site. Under the terms of the lease, RBUSD would receive rent payments that would be used for educational purposes.

In 2013, Fountain Square and RBUSD (“Applicants”) submitted applications to the City of Redondo Beach for the construction and operation of a two story, 80,000 square foot Residential Care Facility for the Elderly (“RCFE”; 96 units accommodating 130 beds/residents) located on the Project Site. The land use proposed on the Project Site by RBUSD and Fountain Square is not currently a permissible or conditional use under the City’s General Plan, Coastal Land Use Plan, and Coastal Zoning (and therefore inconsistent with these documents). Consequently RBUSD and Fountain Square have requested legislative amendments to conditionally allow Residential Care Facilities for the Elderly (also referenced as an “assisted living facility” or “RCFE”) in the P-CF zone on properties over one-acre in size in the Coastal Zone. These legislative amendments are collectively referenced as the “proposed amendments.” Government Code § 65852.9 generally recognizes a school district’s right to request a zone change for unused school sites. For the purpose of this ballot measure process, these legislative amendments are considered the Project. With the adoption of the proposed amendments, the project would be consistent with the City’s General Plan, Coastal Land Use Plan, and Coastal Zoning.

The sequencing and phasing for the adoption of these amendments started with Planning Commission’s review and recommendation for approval in October 2015. (Planning Commission Resolutions No. 2015-10-PCR-017 and No. 2015-10-PCR-018.) The Redondo Beach City Council then considered and conditionally approved the proposed amendments, and (1) submitted the Local Coastal Program amendments to the California Coastal Commission (“CCC”) for certification pursuant to 14 Cal. Code Regs. § 13551, and (2) submitted the proposed amendments to a vote of the people. As part of the CCC certification process, the CCC can suggest modifications. The City’s adoption of any of Coastal Commission’s suggested modifications would be exempt from a second public vote pursuant to the proposed City Charter amendment described in Section 2 below.

While the Applicants have also requested a Conditional Use Permit, Coastal Development Permit, a Vesting Parcel Map, and Design Review, these entitlements are not subject to a vote because (1) they are not listed in City Charter Section 27.2(f), and (2) they are adjudicatory in nature and therefore not subject to the initiative process. Pursuant to Section 27.5(b) of the City Charter, these permits have been conditionally approved, subject to the adoption and certification of the proposed amendments contained in Sections 2(A) through 2(C) below. The other substantive conditions of approval are contained in City Council Resolution No. CC-1601-007, which includes 38 measures that impose a variety of limitations on the project related to construction noise, grading, erosion control, etc.¹ Construction of the assisted living facility is proposed to begin in spring 2017 and take approximately 16 to 18 months to complete. Construction would require demolition of nine existing structures (with one structure to remain), ornamental landscaping which includes some mature trees, and on-site asphalt paving. Demolition is anticipated to take eight (8) weeks and would occur concurrently with site grading. Building construction is anticipated to take ten (10) months. Finishing work, including landscaping, paving, and painting would be completed in approximately three (3) months. A Final Environmental Impact Report has been

¹ Additional details are contained in City Council’s Resolutions for the Kensington Project. (See January 19, 2016 Administrative Report [Item L.1]: <http://laserweb.redondo.org/weblink/0/doc/285744/Page1.aspx>, and Planning Commission’s Resolutions for the Kensington Project. (See October 15, 2015 Administrative Report (Item 10): <http://www.redondo.org/civica/filebank/blobload.asp?BlobID=29658>.)

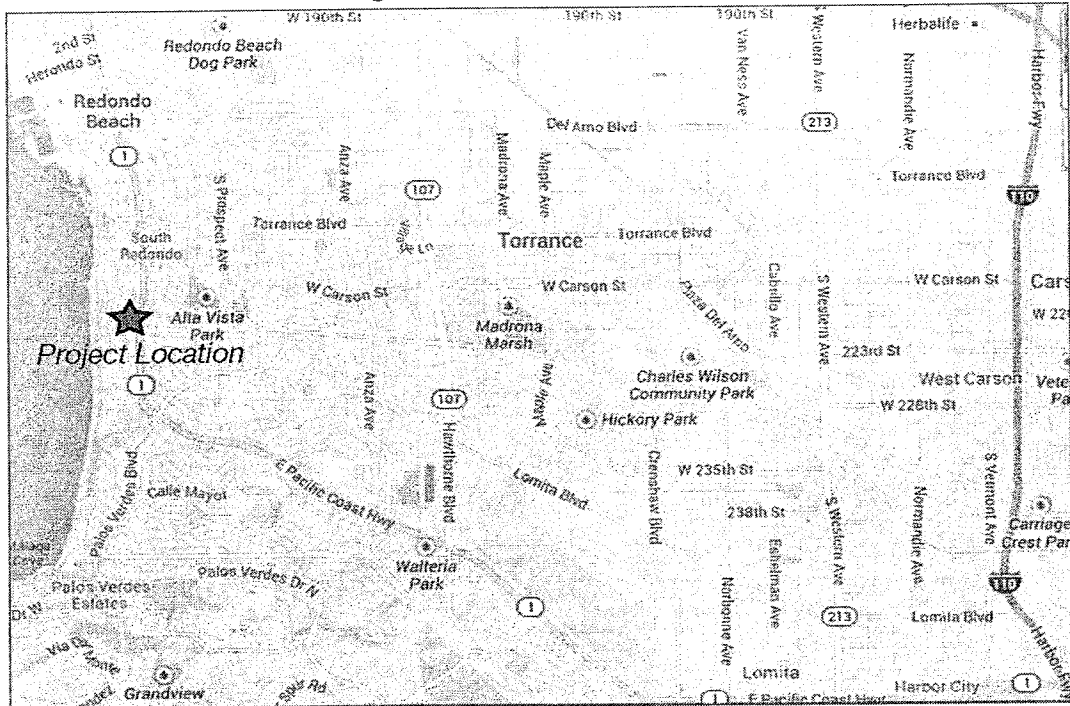
EXHIBIT B

prepared and certified pursuant to the California Environmental Quality Act (“CEQA”) that determined all impacts would be reduced to less than significant with implementation of mitigation measures. The mitigation measures include mitigation for greenhouse gas emissions and cultural resources. The Final EIR is available on the City’s website:

<http://www.redondo.org/news/displaynews.asp?NewsID=2552&TargetID=13>

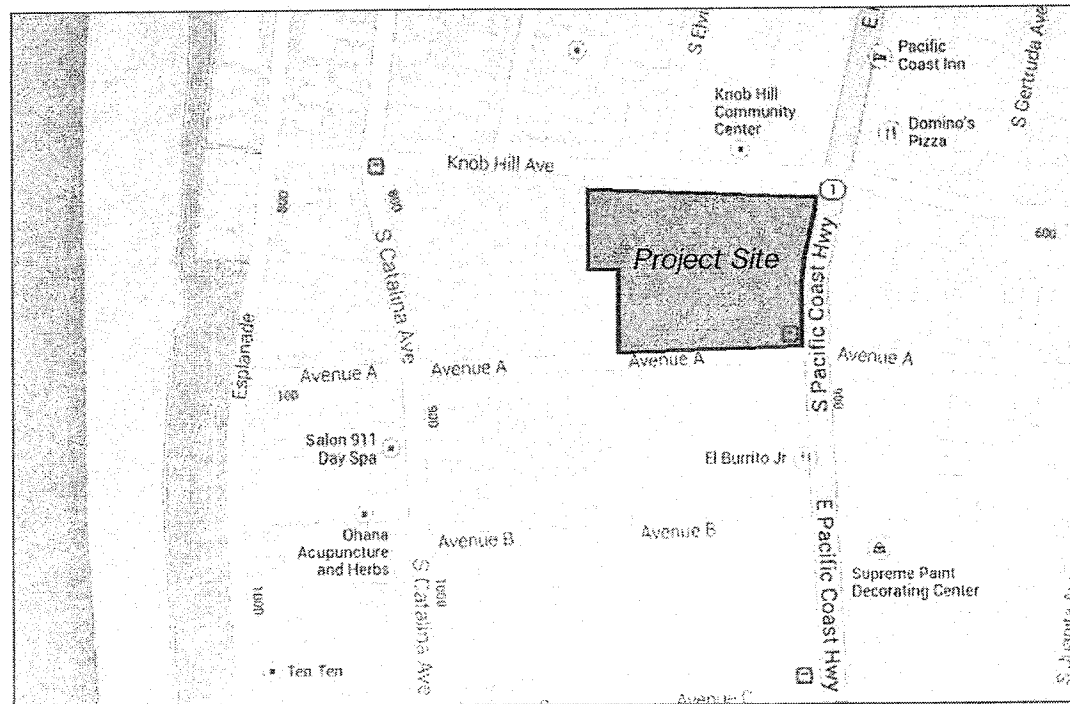
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Figure A: Project Site



Source: Google Maps

Regional



Source: Google Maps

Vicinity

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Figure B: Aerial View of the Project Site



Section 2: Description of Proposed City Charter, General Plan, Coastal Land Use Plan, and Coastal Zoning Ordinance Amendments

New land use developments in the City of Redondo Beach are primarily controlled through two broad categories of regulations:² (1) Development standards which regulate the physical limits of structures, such as height limits, story limits, and floor area ratios (“FAR”),³ and (2) Land use limitations, which regulate the types of activities/uses which can operate within a structure (e.g., hospitals, medical offices, performance art uses).

The Project Site is currently designated in the General Plan Land Use Element and the Coastal Land Use Plan as “Public or Institutional” and is intended to allow for a broad range of institutional and public uses such as government facilities, schools, parks, hospitals, utility easements, public cultural facilities, public open space, and other public uses. The General Plan and the Coastal Land Use Plan do not provide quantitative development standards, and rely upon the development standards contained in the Coastal

² The City’s zoning contains other regulations related to landscaping, signage, parking requirements, etc. However, none of these limitations are affected by the proposed amendments.

³ “Floor Area Ratio” (FAR) means the numerical value obtained by dividing the gross floor area of a building or buildings located on a lot by the total area of the lot. For example, a FAR of 0.25 would mean that there is the equivalent one square foot of single story structural development for every four square feet of land surface. A two story structure occupying one fourth of the total area of a parcel would have an FAR of 0.50.

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Zoning. The Project Site is zoned as “P-CF community facility zone.” (Figure C.) The Coastal Zoning regulations for the Site are contained in Redondo Beach Municipal Code (“RBMC”), Title 10, Chapter 5, Article 2, Division 5.

More specifically, RBMC § 10-5.1116 includes the current development standards that limit development to three stories and forty-five (45) feet. These development standards include other non-quantifiable limitations, such FAR limits and setbacks, which are dependent upon Planning Commission Design Review. RBMC § 10-5.1100 also includes the current list of permissible/conditional uses which can operate on the property. This includes parks, parkettes, open space, recreational, facilities, beaches, and coastal bluffs, public buildings in parks, recreation areas, open space areas, and beaches, adult education centers, agricultural and horticultural uses, child day care centers, community centers, cultural institutions, government maintenance facilities, government offices, public gymnasiums and athletic clubs, hospitals, medical offices and health-related facilities, nurseries (wholesale and retail), performance art facilities, parking lots, public safety facilities, public utility facilities, schools (public and private), accessory uses/structures. Each of these broad categories may contain additional sub-categories, as defined under RBMC § 10-5.402.

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Figure C: Zoning Map



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As discussed in the previous Section, the Applicants have requested City Council's approval of legislative amendments to add an additional land use category on the Project Site to conditionally allow Residential Care Facilities for the Elderly (i.e., the second category of regulations); no amendments are proposed to the development standards (i.e., the first category of regulations).

The proposed amendments would conditionally allow Residential Care Facilities for the Elderly in the P-CF zone on properties over one-acre in size in the Coastal Zone. The amendments do not affect any other existing parcels in the City of Redondo Beach. The amendments modify the City's General Plan Land Use Element,⁴ Coastal Land Use Plan ("CLUP"),⁵ and the City's Coastal Land Use Plan Implementing Ordinance ("Coastal Zoning") contained in Title 10, Chapter 5 of the City's Municipal Code ("RBMC").⁶ The proposed amendments do not affect the existing development standards on the Project Site, which limit development to three stories and forty-five (45) feet. (RBMC § 10-5.1116.) The details of the proposed amendments are provided in Sections 2(A) through 2(C) below.

Amendments to Section 27.6 of Article XXVII of the City Charter, have also been proposed by the City Council and are provided in Section 2(D) below. The procedures for City Charter amendments are controlled by the State Elections Code § 1415, and are not subject to the requirements of Article XXVII. (See also City Charter §§ 27.2(f) and 27.8.) Nevertheless, the City Council's proposed amendment to the City Charter is described in Section 2(D) below.

- A. ***Proposed Amendments to the General Plan Land Use Element.*** New text amendments are shown with **bold double underlined text**; deletions are shown in **~~bold strikethrough text~~**; where existing intervening text, subsections, or sections have been omitted and are not specifically deleted, these shall not be considered amended or deleted and should therefore be considered retained in their current state (such language may be displayed as "...")

2.1.4 Goals, Objectives, and Policies

...

RESIDENT-SERVING LAND USES

...

Policies It shall be the policy of the City of Redondo Beach to:

...

- 1.2.3 Allow for the development of housing types intended to meet the special needs of senior citizens, the physically challenged, and low and moderate income households in areas classified as Multi-Family Residential ("R-2," "R-3," "RMD," and "RH"), Mixed Use ("MU-1," "MU-2," and "MU-3"), Commercial Regional ("CR"), **and Public or Institutional (where Public or Institutional is located in the "P-CF" zone – and where, in the P-CF zone only senior housing classified as Residential Care Facilities for the Elderly (RCFE) over one acre in the Coastal Zone)** on the Land Use Plan map provided that they are

⁴ The Existing Redondo Beach General Plan Land Use Element is available online at: <http://www.redondo.org/civica/filebank/blobdload.asp?BlobID=2866>. The General Plan Land Use Designation Map is also available online at: <http://www.redondo.org/civica/filebank/blobdload.asp?BlobID=2888>.

⁵ A large portion of the Coastal Land Use Plan is contained in Measure G (2010), which is available online at: <http://www.redondo.org/civica/filebank/blobdload.asp?BlobID=29364> (contains the "Public or Institutional Use" designation). The other components of the Coastal Land Use Plan are available online as well (including Resolution CC-0406-51 and CC-0605-38 which contain CLUP Policy 14): <http://www.redondo.org/civica/filebank/blobdload.asp?BlobID=29364> and <http://laserweb.redondo.org/webink/0/doc/163324/Page1.aspx>.

⁶ The Redondo Beach Municipal Code (RBMC) is available online at: <http://www.qcode.us/codes/redondobeach/>.

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designed to be compatible with adjacent residential structures and other areas designated for other categories of use provided that no substantial adverse impacts will occur (II.1).

- 1.2.4 Allow for the development of housing for senior citizens by permitting such housing to vary from the development standards in the zone in which it is located (subject to approval of a Conditional Use Permit and Planning Commission Design Review) in areas classified as Multi-Family Residential (“R-3,” “RMD,” and “RH”), Commercial (“C-2,” “C-3” and “C-4”), Mixed Use (“MU-1,” “MU-2,” and “MU-3”), Commercial Regional (“CR”), **and Public or Institutional (where Public or Institutional is located in the “P-CF” zone – and where, in the P-CF zone, only senior housing classified as Residential Care Facilities for the Elderly (RCFE) over one acre in the Coastal Zone)** on the Land Use Plan map provided that a) it is appropriate at the proposed location; b) it is located within a reasonable walking distance of commercial retail, professional, and social and community services patronized by senior citizens, or has its own private shuttle bus that will provide daily access to these services, or be within a reasonable walking distance of a bus or transit stop providing access to these services; and c) the project includes units affordable to lower-income or moderate-income households to the extent feasible.

...

PUBLIC AND INSTITUTIONAL USES

...

Objective It shall be the objective of the City of Redondo Beach to:

- 1.46 Provide for the continuation of existing and expansion of governmental administrative and capital, recreation, public safety, human service, cultural and educational, infrastructure, and other public land uses and facilities to support the existing and future population and development of the City **and facilities that provide funding for education services elsewhere.**

Policies It shall be the policy of the City of Redondo Beach to:

Permitted Uses

- 1.46.1 Accommodate governmental administrative and maintenance facilities, parks and recreation, public open space, police, fire, educational (schools), cultural (libraries, museums, performing and visual arts, etc.), human health, human services, public utility and infrastructure (transmission corridors, etc.), public and private secondary uses, and other public uses in areas designated as “P” **and facilities that provide funding for education services elsewhere.**

...

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B. *Proposed Amendments to the Coastal Land Use Plan.* New text amendments are shown with **bold double underlined text**; deletions are shown in **~~bold stricken text~~**; where existing intervening text, subsections, or sections have been omitted and are not specifically deleted, these shall not be considered amended or deleted and should therefore be considered retained in their current state (such language may be displayed as "...")

VI. Location and Planning New Development

...
B. Subareas

...
7. Subarea #7

...
The various land uses comprising subarea #7 are presented on the following table and map and described below.

...
~~**Public Facilities**—The elementary school, Patterson, is located at the northerly border of the subarea. The school currently contains grade levels kindergarten through 6.~~

Institutional/Public – Community Facility – The Redondo Beach Unified School District owned property located at the northerly border of the subarea.

...
C. Proposed Land Use Classifications

The following land use classifications in conjunction with the coastal land use plan map for the Coastal Zone (Exhibit H) and the policies as set forth in this Coastal Plan will guide the future growth and development of the City's Coastal Zone. This section was substantially updated in 1999 for consistency with the City's General Plan, including more specific land use and development standards.

...
Public or Institutional

The Public or Institutional (P) district includes the following sites and uses:

...

3. Community facilities, governmental facilities, and public safety facilities: These include the Civic Center (City Hall, Public Library, and Police Station) at Diamond Street and Pacific Coast Highway, the fire station at S. Broadway and Pearl Street, and the ~~**Recreation and Community Services Center**~~ **Redondo Beach Unified School District owned property** at Knob Hill and Pacific Coast Highway. Permitted uses include parks and open space, and uses which may be considered subject to a Conditional Use Permit include cultural uses (libraries, museums, etc.), institutional uses (governmental, police, fire, etc.), community centers, public athletic clubs, performance art facilities, educational facilities, child day care centers, **Residential Care Facilities for the Elderly (RCFE)**, schools, parking lots, and similar public uses. For the Civic Center, the maximum floor area ratio of all buildings on the site is 1.25 and the maximum height is three stories, 45 feet. The floor area ratio and height of buildings at other community facility/governmental facility/public safety facility sites will be

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determined as part of the required public hearing process for any proposed new building.

...

D. Land Use Policies

...

14. Allow for the development of housing for senior citizens in Area 1 of the Coastal Zone by permitting such housing to vary from the limits on height, density, floor area and number of stories, the requirements for upper level setbacks, required percentage of commercial frontage and the parking standards in the zone in which it is located (subject to approval of Conditional Use Permit and Planning Commission Design Review) in areas classified as Multi-Family Residential (“R-3”, “RMD”, and “RH”), and Mixed-Use (“MU”) on the Coastal Land Use Plan Map, and on lots classified Commercial (“C-2”, “C-3”, and “C-4”) on the Coastal Land Use Plan Map, that are also located north of Knob Hill Avenue, adjacent to Pacific Coast Highway, and on lots classified Public-Community Facility (“P-CF” – and where, in the P-CF zone, only senior housing classified as Residential Care Facilities for the Elderly (RCFE) over one acre) provided that:

- (a) The project does not impact pier or beach access parking;
- (b) It is appropriate at the proposed location;
- (c) It does not displace a visitor serving commercial facility, defined as a commercial development that provides accommodations, food, and services, including hotels, motels, campgrounds, restaurants and commercial recreation developments such as shopping, eating and amusement areas for tourists;
- (d) Any proposed projections above the height limit of the underlying zone will have no significant impact on public views to or along the coastline or coastal bluffs;
- (e) It protects community character and pedestrian scale;
- (f) With the exception of an elevator housing to accommodate the handicapped, it is consistent with adopted LUP height limits in zones designated for low and medium density multi-family residential use;
- (g) It is located within a reasonable walking distance of commercial retail, professional, and social and community services patronized by senior citizens, or has its own private shuttle bus that will provide daily access to these services, or be within a reasonable walking distance of a bus or transit stop providing access to these services; and
- (h) The project includes units affordable to lower-income or moderate-income households to the extent feasible.

- C. *Proposed Amendments to the Coastal Land Use Plan Implementing Ordinance (Coastal Zoning) contained in Redondo Beach Municipal Code, Title 10, Chapter 5.* New text amendments are shown with bold double underlined text; deletions are shown in ~~bold stricken text~~; where existing intervening text, subsections, or sections have been omitted and are not specifically deleted, these shall not be considered amended or deleted and should therefore be considered retained in their current state (such language may be displayed as “...”)

Section 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.

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Use Classification	P-CIV	P-RVP	P-GP	P-ROW	P-CF	P-PRO	Additional Regulations Section:	See
Public and Other Uses								
Parks, parkettes, open space, recreational facilities, beaches, and coastal bluffs	P	P	P	P	P	P	10-5.1111(a), 5.1111(b), 5.1111(c)	10-10-
Public buildings in parks, recreation areas, open space areas, and beaches	C	C	C	C	C	C	10-5.1111(a), 5.1111(b), 5.1111(c)	10-10-
Adult education centers	--	--	--	--	C	--		
Agricultural and horticultural uses	C	--	--	C	C	C	10-5.1111(a), 5.1111(c)	10-
Child day care centers	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-
Community centers	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-
Cultural institutions	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-
Government maintenance facilities	C	--	--	--	C	C	10-5.1111(a)	
Government offices	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-
Public gymnasiums and athletic clubs	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-
Hospitals	--	--	--	--	C	--		
Medical offices and health-related facilities	--	--	--	--	C	--		
Nurseries, wholesale and retail	C	--	--	C	C	C	10-5.1111(a), 5.1111(c)	10-
Performance art facilities	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-
Parking lots	C	C	--	C	C	C	10-5.1111(a), 5.1111(c)	10-
Public safety facilities	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-
Public utility facilities	C	C	C	C	C	C	10-5.1614, 5.1111(a), 5.1111(c)	10-10-
Schools, public and private	--	--	--	--	C	--		
Accessory uses/structures	P	P	--	P	P	P	10-5.1111(b), 5.1111(c)	10-
<u>Residential Care Facilities for the Elderly (RCFE)</u>	≡	≡	≡	≡	<u>C*</u>	≡	<u>10-5.1111(c), 10-5.1116, 10-5.1624</u>	10-
* <u>on properties over one acre</u>								

...
10-5.1624 Housing for senior citizens.

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...

(c) **Conditional Use Permit and Planning Commission Design Review required.** No senior housing, including senior group housing, senior citizen housing development or residential care facility for the elderly shall be approved pursuant to the standards and criteria of this section unless both a Conditional Use Permit is obtained pursuant to Section 10-5.2506 and an application for Planning Commission Design Review is approved pursuant to Section 10-5.2502

(1) **Zones where permitted by Conditional Use Permit.** Housing for senior citizens may be considered in Area 1 of the Coastal Zone in the R-3A, RMD, and RH multiple-family residential zones, in commercially zoned lots fronting Pacific Coast Highway that are also located north of Knob Hill Avenue and in all mixed-use zones. **Residential Care Facilities for the Elderly may be considered in the Coastal Zone in Public-Community Facility (P-CF) zoned lots over one acre.**

...

D. ***Proposed Amendments to Article XXVII, Section 27.6 of the City Charter.*** New text amendments are shown with **bold double underlined text**; deletions are shown in **~~bold strikethrough text~~**; where existing intervening text, subsections, or sections have been omitted and are not specifically deleted, these shall not be considered amended or deleted and should therefore be considered retained in their current state (such language may be displayed as "...")

...

(g) If modifications to the Local Coastal Program ("LCP") are suggested or required as a result of the California Coastal Commission's review of the LCP amendments for the Kensington Assisted Living Facility Project, any such modifications adopted by the City Council shall not be subject to this article and shall not require further voter approval. Should such modifications to the LCP also require that the City Council adopt any other legislative amendments to ensure consistency, the City Council's adoption of those legislative amendments shall not be subject to this Article and shall not require further voter approval.

Section 3: Calculation of Maximum Total Buildout of the Project Site Under the Project and Under Existing Regulations

CEQA Project Description: As discussed above in Section 1, the Applicants have submitted permit applications to construct a two-story, 80,000 square foot Residential Care Facility for the Elderly (96 units accommodating 130 residents). Consequently, the 80,000 square foot project is the reasonably foreseeable amount of development on the project site, also referenced as the "*CEQA Project Description*." This facility will provide assisted living for the elderly, including preparation of communal meals, social activities, housekeeping, and care for those suffering from memory loss and dementia. While not required by Article XXVII, this *CEQA Project Description* has also been analyzed in this report for informational purposes. This scenario would produce approximately 346 weekday daily vehicle trips, with 18 trips occurring during the weekday morning peak hour, and 29 trips occurring during the weekday evening peak hour. This is slightly greater than the current trip generation on the project site which currently generates approximately 274 daily worker and student vehicle trips per day.

Article XXVII Project Description: Redondo Beach City Charter Article XXVII states that "If a site specific development is proposed in connection with a major change in allowable land use, and densities or intensities of use in such site-specific development are less than the densities or intensities the major change proposes, the text of the ballot shall clearly disclose the maximum total residential, commercial,

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industrial or other nonresidential buildout potential, and traffic impacts under buildout, compared to the as built condition.” (City Charter § 27.4(b).) The Applicants have requested to construct development that is less than the “maximum total residential, commercial, industrial or other nonresidential buildout potential,” therefore, for the purposes of the Article XXVII analysis, a total maximum of 440,391.6 square feet of assisted living facility has been assumed as the *Article XXVII Project Description* (accommodating up to 716 beds/residents).

The 3.37-acre project site can theoretically be built three stories tall, pursuant to the existing development standards contained in RBMC § 10- 5.1116(c); this is equivalent to a FAR of 3.0. While RBMC § 10-5.1116 includes other development standards for the project site, such as FAR and setbacks, these standards are not quantitatively defined.⁷ Therefore, the maximum theoretical buildout of the project site is 440,391.6 square feet (3.37 acres x 43,560 square feet per acre x 3 stories) based upon the three story development standards contained in RBMC § 10-5.1116(c). The analysis below, which relies upon this scenario, assumes the newly proposed land use category (i.e., Residential Care Facility for the Elderly). To calculate the number of RCFE beds that could be contained in a 440,391.6 square foot development, the City reasonably assumed a conversion rate of (1 bed per 615.385 square feet) based upon the number of beds per square foot under the *CEQA Project Description*. Therefore, the 440,391.6 square foot project site would provide for 716 beds (440,391.6 square feet / 615.385 square feet per bed). This scenario would produce approximately 1,905 weekday daily vehicle trips, with 100 trips occurring during the weekday morning peak hour, and 158 trips occurring during the weekday evening peak hour. This is greater than the current trip generation on the project site which currently generates approximately 274 daily worker and student vehicle trips per day.

Maximum Development Under Existing Applicable Land Use Designations and Zoning

Classifications: As discussed under the *Article XXVII Project Description* the Project Site can theoretically be built to 440,391.6 square feet under the existing and proposed regulations. Therefore, this scenario also assumes development on the Project Site of 440,391.6 square feet of development. As discussed in Section 2, under the existing regulations contained in RBMC § 10-5.1116, there are more than 20 broad categories of permissible land uses that could theoretically operate on the Project Site. Each of these broad categories may contain additional sub-categories, as defined under RBMC § 10-5.402. For example, a “cultural institution” is defined as including libraries, museums, aquariums, scientific research and education facilities and art galleries.

Article XXVII requires the City to calculate the traffic impacts of this scenario, based upon rates provided by the Institute for Traffic Engineers (“ITE”). However, these rates are dependent upon the specific land use categories (e.g., library, museum, aquarium). Article XXVII provides no guidance on the selection of the appropriate land use when there are multiple land use categories. Therefore, for the purposes of this analysis, it has been determined that a government office land use is the most appropriate land use for the purposes of the Article XXVII comparison, because it is similar to the existing uses on the site (i.e., the reasonably foreseeable use if the current project was not approved). This approach is consistent with the methodology utilized in the City’s other Sample Ballot Materials prepared pursuant to Article XXVII (Measure G [2010]), and is generally consistent with the California Environmental Quality Act’s discussion of the No Project Alternative. (CEQA Guidelines § 15126.6(e)(3).) This scenario would produce approximately 12,296 weekday daily vehicle trips, with 973 trips occurring during the weekday

⁷ Discretion to restrict development of individual parcels to less than the maximum number of stories permitted by the zoning may be conferred by a number of legal mechanisms, including design review procedures, conditional use permit requirements, site plan or development plan review procedures, or subdivision review. Buildout of individual properties may also be limited in practice in some cases by such considerations, such as federal and state limitations, or other environmental or economic constraints.

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morning peak hour, and 866 trips occurring during the weekday evening peak hour.⁸ This is greater than the current trip generation on the project site which currently generates approximately 274 daily worker and student vehicle trips per day.

The only distinction between this scenario and the *Article XXVII Project Description* is the difference in assumed land uses (i.e., RCFE versus government office), which results in different vehicular trip generation rates.

Section 4: Comparison of the Project to “As-Built” Conditions related to Densities and Intensities of Use

A. Introduction – Basis for Comparison With “As-Built” Conditions.

Section 27.4(b) of City Charter Article XXVII requires that the sample ballot materials provided to voters include a “description” of the “project” being presented for voter approval and that “The description shall clearly compare; the project and its traffic impacts both to the as built condition, and to existing applicable land use designations and zoning classifications, providing accurate comparative data concerning existing as well as proposed densities (in units per acre) and intensities of use (in square footage, types of use and traffic impacts).”

“As-Built condition” is defined in Section 27.2(b) as: “...the dwelling units, office and other nonresidential units, buildings and baseline traffic conditions existing at the time the city issues the notice of preparation of an environmental impact report for the major change in allowable land use, or where no such notice is issued, when the city commences environmental analysis for the major change. Illegal dwellings and other conditions that exist in violation of the City’s zoning ordinance or its local coastal program and are subject to the city’s power of abatement, may not be accounted for in the as built condition...”

The comparison with “as-built conditions” required by Section 27.4(b) thus requires a comparison with physical conditions existing at the time that environmental review for the “project” i.e., the General Plan, Coastal Land Use Plan and Coastal Zoning Ordinance amendments at issue was commenced. The Notice of Preparation for these amendments was issued by the City of Redondo Beach in December 2013.

Existing development on the 3.37-acre Project Site consists of approximately 23,242 square feet of development, contained within 10 existing single story structures; the existing average FAR is approximately 0.16. The existing structures were constructed between 1929 and 1967 and the site was previously operated a school until 1981. The Project Site was subsequently determined to be surplus school property, operated as a mental health center starting in 1985, and is currently being used for administrative and training activities by the Los Angeles County Office of Education and the Southwest Special Education Local Plan Area (SELPA). SELPA operates a 45-day special class with approximately 40 students on a rotating basis. There are a total of 47 employees plus additional instructional aides on an as needed basis. These uses generally fall within the broad land use category of governmental office/schools as defined under RBMC § 10-5.1110. The Project Site currently generates approximately 274 daily worker and student vehicle trips per day.

A comparative analysis for each planning area affected by the General Plan, Coastal Land Use Plan and Coastal Zoning Ordinance amendments is set forth below. The analysis of traffic impacts of the

⁸ As described in Section 2, different land uses produce different trip generation rates. Rates for the other land use categories allowed under the P-CF zoning are described at the end of this document in Table N.

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amendments as compared to “as built conditions” and cumulative conditions is presented in Section 6, below.

B. Comparison of the Project to the As-Built Condition (Densities and Intensities of Use)

As described in Section 3, the *CEQA Project Description* includes the construction and operation of an 80,000 square foot Residential Care Facility for the Elderly (96 units accommodating 130 residents). This would result in a FAR of 0.56. This is greater than the current amount of development on the Project site, which includes 23,242 square feet of development (FAR of 0.16). The proposed use (Residential Care Facilities for the Elderly), would also differ from the current educational administrative and training activities.

As described in Section 3, the *Article XXVII Project Description* includes the construction and operation of 440,391.6 square foot Residential Care Facility for the Elderly (accommodating 716 residents) resulting in a FAR of 3.0. This is greater than the current amount of development on the Project site, which includes 23,242 square feet of development (FAR of 0.16). The proposed use (Residential Care Facilities for the Elderly), would also differ from the current educational administrative and training activities.

Section 5: Comparison of the Project with *Maximum Development under Existing Land Use Designations and Zoning Classifications Related to Densities and Intensities of Use*

A. Introduction – Basis for Comparative Analysis.

As previously noted, Article XXVII requires that information comparing the “project” to “existing applicable land use designations and zoning classifications, providing accurate comparative data concerning existing as well as proposed densities (in units per acre) and intensities of use (in square footage, types of use and traffic impacts.” The term “land use designations” generally refers to land use designations found in applicable provisions of the City’s General Plan or Coastal Land Use Plan. The term “zoning classifications” refers to zoning assigned in the applicable zoning ordinances and related zoning maps.

In this case, the applicable land use designations and related development standards are found in the City’s General Plan, Coastal Land Use Plan, and Coastal Zoning. The existing Coastal Land Use Plan was certified by the Coastal Commission in 2010. As discussed in Section 2, the Project Site is currently designated in the General Plan Land Use Element and the Coastal Land Use Plan as “Public or Institutional” and provides for a broad range of institutional and public uses such as government facilities, schools, parks, hospitals, utility easements, public cultural facilities, public open space, and other public uses. The General Plan and the Coastal Land Use Plan do not provide quantitative development standards, and rely upon the development standards contained in the Coastal Zoning. The Project Site is zoned as “P-CF community facility zone.” The Coastal Zoning regulations for this Site are contained in RBMC, Title 10, Chapter 5, Article 2, Division 5.

More specifically, RBMC § 10-5.1116 includes the current development standards which limit development to three stories and forty-five (45) feet. These development standards include other non-quantifiable limitations, such as FAR limits and setbacks, which are dependent upon Planning Commission Design Review. RBMC § 10-5.1100 also includes the current list of permissible/conditional uses which can operate on the property. As discussed in Section 3, the City has determined that the government office land use is the reasonably foreseeable type of land use under the scenario of *Maximum Development Under Existing Applicable Land Use Designations and Zoning Classifications*.

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B. Comparison of the Project to Maximum Development under Existing Land Use Designations and Zoning Classifications Related to Densities and Intensities of Use

As described in Section 3, the *CEQA Project Description* includes the construction and operation of an 80,000 square foot Residential Care Facility for the Elderly (96 units accommodating 130 residents); this would result in a FAR of 0.56. This is less than the amount of development that could occur under *Maximum Development of the Existing Land Use Designations and Zoning Classifications*, which includes 440,391.6 square foot government office facility, resulting in a FAR of 3.0. The proposed use (Residential Care Facilities for the Elderly), would also differ from the government office use, as well as the other land use categories allowed under the existing zoning described in Section 2.

As described in Section 3, the *Article XXVII Project Description* includes the construction and operation of a 440,391.6 square foot Residential Care Facility for the Elderly (accommodating 716 residents), resulting in a FAR of 3.0. This is the same amount of development that could be constructed on the Project Site under the *Maximum Development of the Existing Land Use Designations and Zoning Classifications*. The proposed use (Residential Care Facilities for the Elderly), would differ from the government office use, as well as the other land use categories allowed under the existing zoning described in Section 2.

Table A: Comparative Summary of Allowable Land Uses and Building Intensity/Density (Harbor/Pier Area)

Allowable Uses	Existing General Plan	Existing Coastal Land Use Plan	Existing Coastal Zoning	Proposed General Plan	Proposed Coastal Land Use Plan	Proposed Zoning
Residential Uses Permitted?	No	No	No	No*	No*	No*
Commercial Uses Permitted?	No	No	No	No	No	No
Industrial Uses Permitted?	No	No	No	No	No	No
Parks, Recreation, Open Space, Other Public Uses?***	Yes	Yes	Yes	Yes	Yes	Yes
Residential Care Facility for the Elderly (RCFE) uses?	No	No	No	Yes	Yes	Yes
Building Intensity Permitted?	Relies upon the zoning	Relies upon the zoning	3 Stories and 45 Feet (Max Buildout of 440,391.6 sq. ft.)	Relies upon the zoning	Relies upon the zoning	3 Stories and 45 Feet (Max Buildout of 440,391.6 sq. ft. [716 beds/residents])

* Residential Care Facilities for the Elderly are not typically treated as a traditional “residential use.” and are generally regulated by separate provisions contained in the zoning code (RBMC § 10-5.1624). However, aspects of this use could be interpreted by some to have a residential character in a non-technical sense of the term; consequently this table notes that the proposed amendments would also allow the RCFE land use, which provide assisted living for the elderly, including communal meals, social activities, housekeeping, and care for those suffering from memory loss and dementia.

** The General Plan notes that the Public and Institutional land use (P-CF) designation/zone “encompasses a range of different public and quasi-public uses. they share a common thread in that these uses do not fit well under the typical standards for residential, commercial, or industrial uses.” (General Plan, page 2-88.) Section 2 of this document includes more detailed information on the specific permissible/conditional uses in the P-CF zone/designation.

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Section 6: Project Traffic Analysis Summary

A detailed study of potential traffic impacts of the amendments was completed by Kunzman Associates, Inc. which was prepared in consultation with the City and MIG Hogle-Ireland. The following are the conclusions of the Traffic Study. The full text of the report and its appendices may be downloaded from the City of Redondo Beach website at www.redondo.org/, copies may be viewed in the City Clerk's office or if you wish to obtain copy please call the City Clerk's office at (310) 318-0656.

The proposed "Major Changes in Allowable Land Use" consist of amendments to (1) the City's certified Coastal Land Use Plan ("CLUP"), (2) Coastal Zoning Ordinance ("CZO" contained in Title 10, Chapter 5), and (3) to the City's General Plan. These CLUP, CZO, and General Plan amendments are collectively referred to as the "Project," "amendments," or "proposed amendments." These amendments are being proposed as part of a site specific development application submitted by the Redondo Beach Unified School District and Fountain Square Development West, LLC (collectively the "Applicants").

The *Article XXVII Project Description* and the *CEQA Project Description* described above in Section 3 are compared to (1) the "As Built Condition" (also referenced as "Existing Conditions") and (2) "to existing applicable land use designations and zoning classifications."

The traffic report documents existing traffic conditions, trips generated by the project, distribution of the project trips to roads outside the project, calculation of existing plus project traffic conditions, and an analysis of future cumulative traffic conditions.

A. Summary of Significance Conclusions and Comparison of Scenarios

This section summarizes the significance conclusions and provides a comparison of the: (1) the *CEQA Project Description*, (2) the *Article XXVII Project Description*, and (3) *Maximum Development Under Existing Applicable Land Use Designations and Zoning Classifications*. The intersections described below are shown in Figure D below.

1. ***CEQA Project Description – No Significant Impacts***

The *CEQA Project Description*, which consists of 80,000 square feet (130 beds) of RCFE uses, is projected to generate approximately 346 weekday daily vehicle trips, 18 vehicles per hour during the weekday morning peak hour and 29 vehicles per hour during the weekday evening peak hour. There would be no significant traffic impacts under existing or cumulative traffic conditions under any of the impact criteria listed under City Charter § 27.2(c)(1). There would be no significant trip generation impacts under City Charter § 27.2(c)(1)(i). There would be no traffic safety or construction traffic impacts, as described in greater detail in the traffic report. (See Tables B, C, D, and E below.)

2. ***Article XXVII Project Description – Significant Trip Generation Impact, Significant Impact at Intersection #11***

The *Article XXVII Project Description*, which consists of a 440,391.6 square foot assisted living facility (716 beds) is projected to generate approximately 1,905 weekday daily vehicle trips, 100 vehicles per hour during the weekday morning peak hour and 158 vehicles per hour during the weekday evening peak hour. Significant impacts (cumulatively considerable contribution) would occur under existing and cumulative traffic conditions at Pacific Coast Highway/Palos Verdes Boulevard (Intersection #11) during the evening peak hour. No mitigation is recommended because the Applicant has not proposed 440,391.6 square feet of development, and is only proposing 80,000 square feet of development (and there is no significant project level or cumulative impact under that scenario). Consequently, there would not be a

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legal basis upon which to require mitigation from the Applicant. The *Article XXVII Project Description* would generate more than 150 evening peak hour trips under City Charter § 27.2(c)(1)(i), this significant impact would not, however, be specific to any specific intersection/corridor. There would be no traffic safety or construction traffic impacts, as described in greater detail in the traffic report. (See Tables F, G, H, and I below.)

The proposed amendments under the *Article XXVII Project Description* would, however, generate fewer operational trips and result in a reduction in the number of significantly impacted intersections in comparison to *Maximum Development Under Existing Applicable Land Use Designations and Zoning Classifications*. Impacts under the *Article XXVII Project Description* would be greater in comparison to the *CEQA Project Description*, which was summarized in the previous subsection.

3. ***Maximum Development Under Existing Applicable Land Use Designations and Zoning Classifications – Significant Trip Generation Impact, Significant Impact at Intersections # 8 and #11***

Maximum Development Under Existing Applicable Land Use Designations and Zoning Classifications, consists of 440,391.6 square feet of government office complex land use, and is projected to generate approximately 12,296 weekday daily vehicle trips, 973 vehicles per hour during the weekday morning peak hour and 1,255 vehicles per hour during the weekday evening peak hour. Significant impacts would occur under existing plus project traffic conditions at Pacific Coast Highway/Palos Verdes Boulevard (Intersection #11) during the evening peak hour. Significant impacts (cumulatively considerable contributions) would occur under cumulative traffic conditions at Pacific Coast Highway/Knob Hill Avenue (Intersection #8) during the evening peak hour, and Pacific Coast Highway/Palos Verdes Boulevard (Intersection #11) during the morning and evening peak hours. (See Tables, J, K, L, and M below.) *Maximum Development under Existing Applicable Land Use Designations and Zoning Classifications* would generate more than 150 peak hour trips under City Charter § 27.2(c)(1)(i), this significant impact would not however be specific to any individual intersection/corridor. There would be no traffic safety or construction traffic impacts, as described in greater detail in the traffic report.

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B. Detailed Analysis of Traffic Impacts

The following tables provide the detailed calculations associated with the City’s conclusions described in Section 6(a). These tables, along with additional discussion of methodology are provided in the detail Traffic Report.

1. *CEQA Project Description Tables*

Table B: Existing Plus Project Daily Roadway Segment Volumes, Levels of Service and Significant Impact Analysis (*CEQA Project Description*)

Segment	Jurisdiction	Existing		Existing Plus Project	
		Daily Volume	Level of Service	Daily Volume	Level of Service
Catalina Avenue:					
Torrance Boulevard to Knob Hill Avenue	Redondo Beach	12,000	D	12,018	D
Knob Hill Avenue to Avenue I	Redondo Beach	9,900	D	9,918	D
Pacific Coast Highway:					
Torrance Boulevard to Knob Hill Avenue	Caltrans	41,000	E	41,138	E
Knob Hill Avenue to Palos Verdes Boulevard	Caltrans	34,100	D	34,204	D
Prospect Avenue:					
Pearl Street to Knob Hill Avenue	Redondo Beach	13,700	E	13,718	E
Knob Hill Avenue to Palos Verdes Boulevard	Redondo Beach	12,200	E	12,218	E

* The Project would not result in a change in the segment Level of Service, therefore impacts would be less than significant.

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Table C: Existing Plus Project Intersection Significant Impact Analysis (CEQA Project Description)

Intersection	Jurisdiction	Peak Hour	Existing Plus Project									
			Existing		Without Improvements				With Improvements			
			Intersection Capacity Utilization	Level of Service	Intersection Capacity Utilization	Level of Service	Project Impact	Significant Impact	Intersection Capacity Utilization	Level of Service	Project Impact	Significant Impact
Catalina Avenue (NS) at: Esplanade/Pearl Street (EW) - #1 Knob Hill Avenue (EW) - #2 Avenue C (EW) - #3 Avenue F (EW) - #4	Redondo Beach	Morning	0.276	A	0.276	A	0.000	No				
		Evening	0.219	A	0.219	A	0.000	No				
	Redondo Beach	Morning	0.217	A	0.217	A	0.000	No				
		Evening	0.222	A	0.223	A	0.001	No				
	Redondo Beach	Morning	0.151	A	0.151	A	0.000	No				
		Evening	0.162	A	0.162	A	0.000	No				
	Redondo Beach	Morning	0.141	A	0.142	A	0.001	No				
		Evening	0.171	A	0.171	A	0.000	No				
Elvira Avenue (NS) at: Knob Hill Avenue (EW) - #5	Redondo Beach	Morning	0.130	A	0.139	A	0.009	No				
		Evening	0.125	A	0.145	A	0.020	No				
Pacific Coast Highway (NS) at: Torrance Boulevard (EW) - #6 Francisca Avenue/Sapphire Street (EW) ⁸ - #7 Knob Hill Avenue (EW) - #8 Avenue C (EW) - #9 Avenue F (EW) - #10 Palos Verdes Boulevard (EW) - #11	Caltrans	Morning	0.792	C	0.793	C	0.001	No				
		Evening	0.694	B	0.696	B	0.002	No				
	Caltrans	Morning	0.497	A	0.498	A	0.001	No				
		Evening	0.587	A	0.588	A	0.001	No				
	Caltrans	Morning	0.505	A	0.509	A	0.004	No				
		Evening	0.555	A	0.561	A	0.006	No				
	Caltrans	Morning	0.477	A	0.478	A	0.001	No				
		Evening	0.513	A	0.514	A	0.001	No				
	Caltrans	Morning	0.447	A	0.449	A	0.002	No				
		Evening	0.537	A	0.538	A	0.001	No				
	Caltrans	Morning	0.776	C	0.778	C	0.002	No				
		Evening	0.951	E	0.954	E	0.003	No				
Prospect Avenue (NS) at: Camino Real (EW) - #12 Knob Hill Avenue (EW) - #13	Redondo Beach	Morning	0.612	B	0.612	B	0.000	No				
		Evening	0.590	A	0.590	A	0.000	No				
	Redondo Beach	Morning	0.443	A	0.445	A	0.002	No				
		Evening	0.436	A	0.440	A	0.004	No				

Table D: Existing Plus Cumulative Plus Project Daily Roadway Segment Volumes, Levels of Service and Significant Impact Analysis (CEQA Project Description)

Segment	Jurisdiction	Existing Plus Cumulative Growth		Existing Plus Cumulative Growth Plus Project	
		Daily Volume	Level of Service	Daily Volume	Level of Service
Catalina Avenue: Torrance Boulevard to Knob Hill Avenue Knob Hill Avenue to Avenue I	Redondo Beach	13,200	D	13,218	D
	Redondo Beach	10,890	E	10,908	E
Pacific Coast Highway: Torrance Boulevard to Knob Hill Avenue Knob Hill Avenue to Palos Verdes Boulevard	Caltrans	45,100	E	45,238	E
	Caltrans	37,510	D	37,614	D
Prospect Avenue: Pearl Street to Knob Hill Avenue Knob Hill Avenue to Palos Verdes Boulevard	Redondo Beach	15,070	E	15,088	E
	Redondo Beach	13,420	E	13,438	E

* The Project would not result in a change in the segment Level of Service, therefore impacts would be less than significant.

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Table E: Existing Plus Cumulative Plus Project Intersection Significant Impact Analysis (CEQA Project Description)

Intersection	Jurisdiction	Peak Hour	Existing Plus Cumulative Growth		Existing Plus Cumulative Growth Plus Project							
			Without Improvements				With Improvements					
			Intersection Capacity Utilization	Level of Service	Intersection Capacity Utilization	Level of Service	Project Impact	Significant Impact	Intersection Capacity Utilization	Level of Service	Project Impact	Significant Impact
Catalina Avenue (NS) at: Españado/Pearl Street (EW) - #1 Knob Hill Avenue (EW) - #2 Avenue C (EW) - #3 Avenue F (EW) - #4	Redondo Beach	Morning	0.304	A	0.304	A	0.000	No				
		Evening	0.251	A	0.252	A	0.001	No				
	Redondo Beach	Morning	0.238	A	0.239	A	0.001	No				
		Evening	0.244	A	0.245	A	0.001	No				
	Redondo Beach	Morning	0.166	A	0.166	A	0.000	No				
		Evening	0.185	A	0.186	A	0.001	No				
	Redondo Beach	Morning	0.155	A	0.156	A	0.001	No				
		Evening	0.188	A	0.189	A	0.001	No				
Elvira Avenue (NS) at: Knob Hill Avenue (EW) - #5	Redondo Beach	Morning	0.141	A	0.149	A	0.008	No				
		Evening	0.137	A	0.157	A	0.020	No				
Pacific Coast Highway (NS) at: Torrance Boulevard (EW) - #6 Francisca Avenue/Sapphire Street (EW) ⁵ - #7 Knob Hill Avenue (EW) - #8 Avenue C (EW) - #9 Avenue F (EW) - #10 Palos Verdes Boulevard (EW) - #11	Caltrans	Morning	0.871	D	0.872	D	0.001	No				
		Evening	0.763	C	0.765	C	0.002	No				
	Caltrans	Morning	0.546	A	0.547	A	0.001	No				
		Evening	0.645	B	0.647	B	0.002	No				
	Caltrans	Morning	0.567	A	0.567	A	0.000	No				
		Evening	0.610	B	0.616	B	0.006	No				
	Caltrans	Morning	0.524	A	0.526	A	0.002	No				
		Evening	0.564	A	0.566	A	0.002	No				
	Caltrans	Morning	0.492	A	0.493	A	0.001	No				
		Evening	0.593	A	0.595	A	0.002	No				
	Caltrans	Morning	0.854	D	0.855	D	0.001	No				
		Evening	1.046	F	1.049	F	0.003	No				
Prospect Avenue (NS) at: Camino Real (EW) - #12 Knob Hill Avenue (EW) - #13	Redondo Beach	Morning	0.673	B	0.673	B	0.000	No				
		Evening	0.648	B	0.649	B	0.001	No				
	Redondo Beach	Morning	0.487	A	0.489	A	0.002	No				
		Evening	0.480	A	0.484	A	0.004	No				

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2. Article XXVII Project Description Tables

Table F: Existing Plus Project Daily Roadway Segment Volumes, Levels of Service and Significant Impact Analysis (Article XXVII Project Description)

Segment	Jurisdiction	Existing		Existing Plus Project	
		Daily Volume	Level of Service	Daily Volume	Level of Service
Catalina Avenue:					
Torrance Boulevard to Knob Hill Avenue	Redondo Beach	12,000	D	12,096	D
Knob Hill Avenue to Avenue I	Redondo Beach	9,900	D	9,996	D
Pacific Coast Highway:					
Torrance Boulevard to Knob Hill Avenue	Caltrans	41,000	E	41,762	E
Knob Hill Avenue to Palos Verdes Boulevard	Caltrans	34,100	D	34,672	D
Prospect Avenue:					
Pearl Street to Knob Hill Avenue	Redondo Beach	13,700	E	13,796	E
Knob Hill Avenue to Palos Verdes Boulevard	Redondo Beach	12,200	E	12,296	E

* The Project would not result in a change in the segment Level of Service, therefore impacts would be less than significant.

Table G: Existing Plus Project Intersection Significant Impact Analysis (Article XXVII Project Description)

Intersection	Jurisdiction	Peak Hour	Existing		Existing Plus Project							
			Capacity Utilization	Level of Service	Without Improvements				With Improvements			
					Capacity Utilization	Level of Service	Project Impact	Significant Impact	Capacity Utilization	Level of Service	Project Impact	Significant Impact
Catalina Avenue (NS) at:												
Esplanade/Pearl Street (EW) - #1	Redondo Beach	Morning	0.276	A	0.277	A	0.001	No				
		Evening	0.219	A	0.220	A	0.001	No				
Knob Hill Avenue (EW) - #2	Redondo Beach	Morning	0.217	A	0.220	A	0.003	No				
		Evening	0.222	A	0.225	A	0.003	No				
Avenue C (EW) - #3	Redondo Beach	Morning	0.151	A	0.152	A	0.001	No				
		Evening	0.162	A	0.163	A	0.001	No				
Avenue F (EW) - #4	Redondo Beach	Morning	0.141	A	0.142	A	0.001	No				
		Evening	0.171	A	0.172	A	0.001	No				
Elvira Avenue (NS) at:												
Knob Hill Avenue (EW) - #5	Redondo Beach	Morning	0.130	A	0.196	A	0.066	No				
		Evening	0.125	A	0.231	A	0.106	No				
Pacific Coast Highway (NS) at:												
Torrance Boulevard (EW) - #6	Caltrans	Morning	0.792	C	0.796	C	0.004	No				
		Evening	0.694	B	0.705	C	0.011	No				
Francisca Avenue/Sapphire Street (EW) ¹ - #7	Caltrans	Morning	0.497	A	0.501	A	0.004	No				
		Evening	0.587	A	0.596	A	0.009	No				
Knob Hill Avenue (EW) - #8	Caltrans	Morning	0.505	A	0.523	A	0.018	No				
		Evening	0.555	A	0.591	A	0.036	No				
Avenue C (EW) - #9	Caltrans	Morning	0.477	A	0.493	A	0.006	No				
		Evening	0.513	A	0.521	A	0.008	No				
Avenue F (EW) - #10	Caltrans	Morning	0.447	A	0.453	A	0.006	No				
		Evening	0.537	A	0.545	A	0.008	No				
Palos Verdes Boulevard (EW) - #11	Caltrans	Morning	0.776	C	0.782	C	0.006	No	0.760	C	-0.016	No
		Evening	0.951	E	0.962	E	0.011	Yes	0.645	D	-0.105	No
Prospect Avenue (NS) at:												
Camino Real (EW) - #12	Redondo Beach	Morning	0.612	B	0.613	B	0.001	No				
		Evening	0.590	A	0.591	A	0.001	No				
Knob Hill Avenue (EW) - #13	Redondo Beach	Morning	0.443	A	0.452	A	0.009	No				
		Evening	0.436	A	0.452	A	0.016	No				

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*While mitigation could be imposed to reduce the impact at Intersection 11 to less than significant by adding a southbound right turn lane, this mitigation is not recommended for adoption, as described above.

Table H: Existing Plus Cumulative Plus Project Daily Roadway Segment Volumes, Levels of Service and Significant Impact Analysis (*Article XXVII Project Description*)

Segment	Jurisdiction	Existing Plus Cumulative Growth		Existing Plus Cumulative Growth Plus Project	
		Daily Volume	Level of Service	Daily Volume	Level of Service
Catalina Avenue:					
Torrance Boulevard to Knob Hill Avenue	Redondo Beach	13,200	D	13,296	D
Knob Hill Avenue to Avenue I	Redondo Beach	10,890	E	10,986	E
Pacific Coast Highway:					
Torrance Boulevard to Knob Hill Avenue	Caltrans	45,100	E	45,862	E
Knob Hill Avenue to Palos Verdes Boulevard	Caltrans	37,510	D	38,082	D
Prospect Avenue:					
Pearl Street to Knob Hill Avenue	Redondo Beach	15,070	E	15,166	E
Knob Hill Avenue to Palos Verdes Boulevard	Redondo Beach	13,420	E	13,516	E

* The Project would not result in a change in the segment Level of Service, therefore impacts would be less than significant.

Table I: Existing Plus Cumulative Plus Project Intersection Significant Impact Analysis (*Article XXVII Project Description*)

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Intersection	Jurisdiction	Peak Hour	Existing Plus Cumulative Growth		Existing Plus Cumulative Growth Plus Project									
			Capacity Utilization	Level of Service	Without Improvements				With Improvements					
					Capacity Utilization	Level of Service	Project Impact	Significant Impact	Capacity Utilization	Level of Service	Project Impact	Significant Impact		
Catalina Avenue (NS) at:														
Esplanade/Pearl Street (EW) - #1	Redondo Beach	Morning	0.304	A	0.304	A	0.003	No						
		Evening	0.251	A	0.253	A	0.002	No						
Knob Hill Avenue (EW) - #2														
	Redondo Beach	Morning	0.238	A	0.242	A	0.004	No						
		Evening	0.244	A	0.248	A	0.004	No						
Avenue C (EW) - #3														
	Redondo Beach	Morning	0.166	A	0.167	A	0.001	No						
		Evening	0.185	A	0.187	A	0.002	No						
Avenue F (EW) - #4														
	Redondo Beach	Morning	0.155	A	0.156	A	0.001	No						
		Evening	0.188	A	0.190	A	0.002	No						
Elvira Avenue (NS) at:														
Knob Hill Avenue (EW) - #5														
	Redondo Beach	Morning	0.141	A	0.209	A	0.068	No						
		Evening	0.137	A	0.244	A	0.107	No						
Pacific Coast Highway (NS) at:														
Torrance Boulevard (EW) - #6														
	Caltrans	Morning	0.871	D	0.876	D	0.005	No						
		Evening	0.763	C	0.774	C	0.011	No						
Francisca Avenue/Sapphire Street (EW) ³ - #7														
	Caltrans	Morning	0.546	A	0.551	A	0.005	No						
		Evening	0.645	B	0.655	B	0.010	No						
Knob Hill Avenue (EW) - #8														
	Caltrans	Morning	0.567	A	0.574	A	0.007	No						
		Evening	0.610	B	0.646	B	0.036	No						
Avenue C (EW) - #9														
	Caltrans	Morning	0.524	A	0.530	A	0.005	No						
		Evening	0.564	A	0.572	A	0.008	No						
Avenue F (EW) - #10														
	Caltrans	Morning	0.492	A	0.498	A	0.005	No						
		Evening	0.593	A	0.601	B	0.008	No						
Palos Verdes Boulevard (EW) - #11														
	Caltrans	Morning	0.854	D	0.859	D	0.005	No	0.835	D	-0.019	No		
		Evening	1.046	F	1.057	F	0.011	Yes	0.920	E	-0.116	No		
Prospect Avenue (NS) at:														
Camino Real (EW) - #12														
	Redondo Beach	Morning	0.673	B	0.674	B	0.001	No						
		Evening	0.648	B	0.650	B	0.002	No						
Knob Hill Avenue (EW) - #13														
	Redondo Beach	Morning	0.487	A	0.497	A	0.010	No						
		Evening	0.480	A	0.496	A	0.015	No						

*While mitigation could be imposed to reduce the impact at Intersection 11 to less than significant by adding a southbound right turn lane, this mitigation is not recommended for adoption, as described above.

3. *Maximum Development Under Existing Applicable Land Use Designations and Zoning Classification Tables*

Table J: Existing Plus Project Daily Roadway Segment Volumes, Levels of Service and Significant Impact Analysis (Maximum Development Under Existing Applicable Land Use Designations and Zoning Classification)

Segment	Jurisdiction	Existing		Existing Plus Project	
		Daily Volume	Level of Service	Daily Volume	Level of Service
Catalina Avenue:					
Torrance Boulevard to Knob Hill Avenue	Redondo Beach	12,000	D	12,614	D
Knob Hill Avenue to Avenue I	Redondo Beach	9,900	D	10,514	D
Pacific Coast Highway:					
Torrance Boulevard to Knob Hill Avenue	Caltrans	41,000	E	44,688	E
Knob Hill Avenue to Palos Verdes Boulevard	Caltrans	34,100	D	37,174	D
Prospect Avenue:					
Pearl Street to Knob Hill Avenue	Redondo Beach	13,700	E	14,930	E
Knob Hill Avenue to Palos Verdes Boulevard	Redondo Beach	12,200	E	12,814	E

* The Project would not result in a change in the segment Level of Service, therefore impacts would be less than significant.

EXHIBIT B

Table K: Existing Plus Project Intersection Significant Impact Analysis (Maximum Development Under Existing Applicable Land Use Designations and Zoning Classification)

Intersection	Jurisdiction	Peak Hour	Existing Plus Project										
			Existing		Without Improvements				With Improvements				
			Intersection Capacity Utilization	Level of Service	Intersection Capacity Utilization	Level of Service	Project Impact	Significant Impact	Intersection Capacity Utilization	Level of Service	Project Impact	Significant Impact	
Catalina Avenue (NS) at: Esplanado/Pearl Street (EW) - #1 Knob Hill Avenue (EW) - #2 Avenue C (EW) - #3 Avenue F (EW) - #4	Redondo Beach	Morning	0.276	A	0.278	A	0.002	No					
		Evening	0.219	A	0.233	A	0.014	No					
	Redondo Beach	Morning	0.217	A	0.248	A	0.031	No					
		Evening	0.222	A	0.256	A	0.034	No					
	Redondo Beach	Morning	0.151	A	0.164	A	0.013	No					
		Evening	0.162	A	0.176	A	0.014	No					
	Redondo Beach	Morning	0.141	A	0.155	A	0.014	No					
		Evening	0.171	A	0.185	A	0.014	No					
Elvira Avenue (NS) at: Knob Hill Avenue (EW) - #5	Redondo Beach	Morning	0.130	A	0.749	C	0.619	No					
		Evening	0.125	A	0.673	B	0.548	No					
Pacific Coast Highway (NS) at: Torrance Boulevard (EW) - #6 Francisca Avenue/Sapphire Street (EW) ¹ - #7 Knob Hill Avenue (EW) - #8 Avenue C (EW) - #9 Avenue F (EW) - #10 Palos Verdes Boulevard (EW) - #11	Caltrans	Morning	0.792	C	0.821	D	0.029	No					
		Evening	0.694	B	0.778	C	0.084	No					
	Caltrans	Morning	0.497	A	0.507	A	0.010	No					
		Evening	0.587	A	0.625	B	0.038	No					
	Caltrans	Morning	0.505	A	0.788	C	0.283	No					
		Evening	0.555	A	0.893	D	0.338	No					
	Caltrans	Morning	0.477	A	0.547	A	0.070	No					
		Evening	0.513	A	0.583	A	0.070	No					
	Caltrans	Morning	0.447	A	0.518	A	0.071	No					
		Evening	0.537	A	0.607	B	0.070	No					
	Caltrans	Morning	0.776	C	0.838	D	0.062	No	0.810	D	0.034	No	
Evening		0.951	E	1.033	E	0.052	Yes	0.905	E	-0.046	No		
Prospect Avenue (NS) at: Camino Real (EW) - #12 Knob Hill Avenue (EW) - #13	Redondo Beach	Morning	0.612	B	0.616	B	0.004	No					
		Evening	0.590	A	0.617	B	0.027	No					
	Redondo Beach	Morning	0.443	A	0.553	A	0.110	No					
		Evening	0.436	A	0.675	B	0.239	No					

Table L: Existing Plus Cumulative Plus Project Daily Roadway Segment Volumes, Levels of Service and Significant Impact Analysis (Maximum Development Under Existing Applicable Land Use Designations and Zoning Classification)

Segment	Jurisdiction	Existing Plus		Existing Plus Cumulative	
		Cumulative Growth		Growth Plus Project	
		Daily Volume	Level of Service	Daily Volume	Level of Service
Catalina Avenue: Torrance Boulevard to Knob Hill Avenue Knob Hill Avenue to Avenue I	Redondo Beach	13,200	D	13,814	D
	Redondo Beach	10,890	E	11,504	E
Pacific Coast Highway: Torrance Boulevard to Knob Hill Avenue Knob Hill Avenue to Palos Verdes Boulevard	Caltrans	45,100	E	48,788	E
	Caltrans	37,510	D	40,584	D
Prospect Avenue: Pearl Street to Knob Hill Avenue Knob Hill Avenue to Palos Verdes Boulevard	Redondo Beach	15,070	E	16,300	E
	Redondo Beach	13,420	E	14,034	E

* The Project would not result in a change in the segment Level of Service, therefore impacts would be less than significant.

EXHIBIT B

**Table M: Existing Plus Cumulative Plus Project Intersection Significant Impact Analysis
(Maximum Development Under Existing Applicable Land Use Designations and Zoning Classification)**

Intersection	Jurisdiction	Peak Hour	Existing Plus Cumulative Growth		Existing Plus Cumulative Growth Plus Project							
			Intersection Capacity Utilization	Level of Service	Without Improvements				With Improvements			
					Intersection Capacity Utilization	Level of Service	Project Impact	Significant Impact	Intersection Capacity Utilization	Level of Service	Project Impact	Significant Impact
Catalina Avenue (NS) at:												
Esplanade/Pearl Street (EW) - #1	Redondo Beach	Morning	0.304	A	0.305	A	0.001	No				
		Evening	0.251	A	0.258	A	0.007	No				
Knob Hill Avenue (EW) - #2	Redondo Beach	Morning	0.238	A	0.269	A	0.031	No				
		Evening	0.244	A	0.278	A	0.034	No				
Avenue C (EW) - #3	Redondo Beach	Morning	0.166	A	0.180	A	0.014	No				
		Evening	0.185	A	0.199	A	0.014	No				
Avenue F (EW) - #4	Redondo Beach	Morning	0.155	A	0.169	A	0.014	No				
		Evening	0.188	A	0.202	A	0.015	No				
Elvira Avenue (NS) at:												
Knob Hill Avenue (EW) - #5	Redondo Beach	Morning	0.141	A	0.762	C	0.621	No				
		Evening	0.137	A	0.686	B	0.549	No				
Pacific Coast Highway (NS) at:												
Torrance Boulevard (EW) - #6	Caltrans	Morning	0.871	D	0.896	D	0.025	No				
		Evening	0.763	C	0.845	D	0.082	No				
Francisco Avenue/Sapphire Street (EW) ⁴ - #7	Caltrans	Morning	0.546	A	0.557	A	0.011	No				
		Evening	0.645	B	0.684	B	0.039	No				
Knob Hill Avenue (EW) - #8	Caltrans	Morning	0.567	A	0.823	D	0.256	No	0.775	C	0.208	No
		Evening	0.610	B	0.945	E	0.335	Yes	0.897	D	0.287	No
Avenue C (EW) - #9	Caltrans	Morning	0.524	A	0.594	A	0.070	No				
		Evening	0.564	A	0.634	B	0.070	No				
Avenue F (EW) - #10	Caltrans	Morning	0.492	A	0.562	A	0.070	No				
		Evening	0.593	A	0.664	B	0.071	No				
Palos Verdes Boulevard (EW) - #11	Caltrans	Morning	0.854	D	0.913	E	0.059	Yes	0.882	D	0.028	No
		Evening	1.046	F	1.129	F	0.083	Yes	0.988	E	-0.058	No
Prospect Avenue (NS) at:												
Camino Real (EW) - #12	Redondo Beach	Morning	0.673	B	0.677	B	0.004	No				
		Evening	0.648	B	0.676	B	0.028	No				
Knob Hill Avenue (EW) - #13	Redondo Beach	Morning	0.487	A	0.587	A	0.100	No				
		Evening	0.480	A	0.718	C	0.238	No				

EXHIBIT B

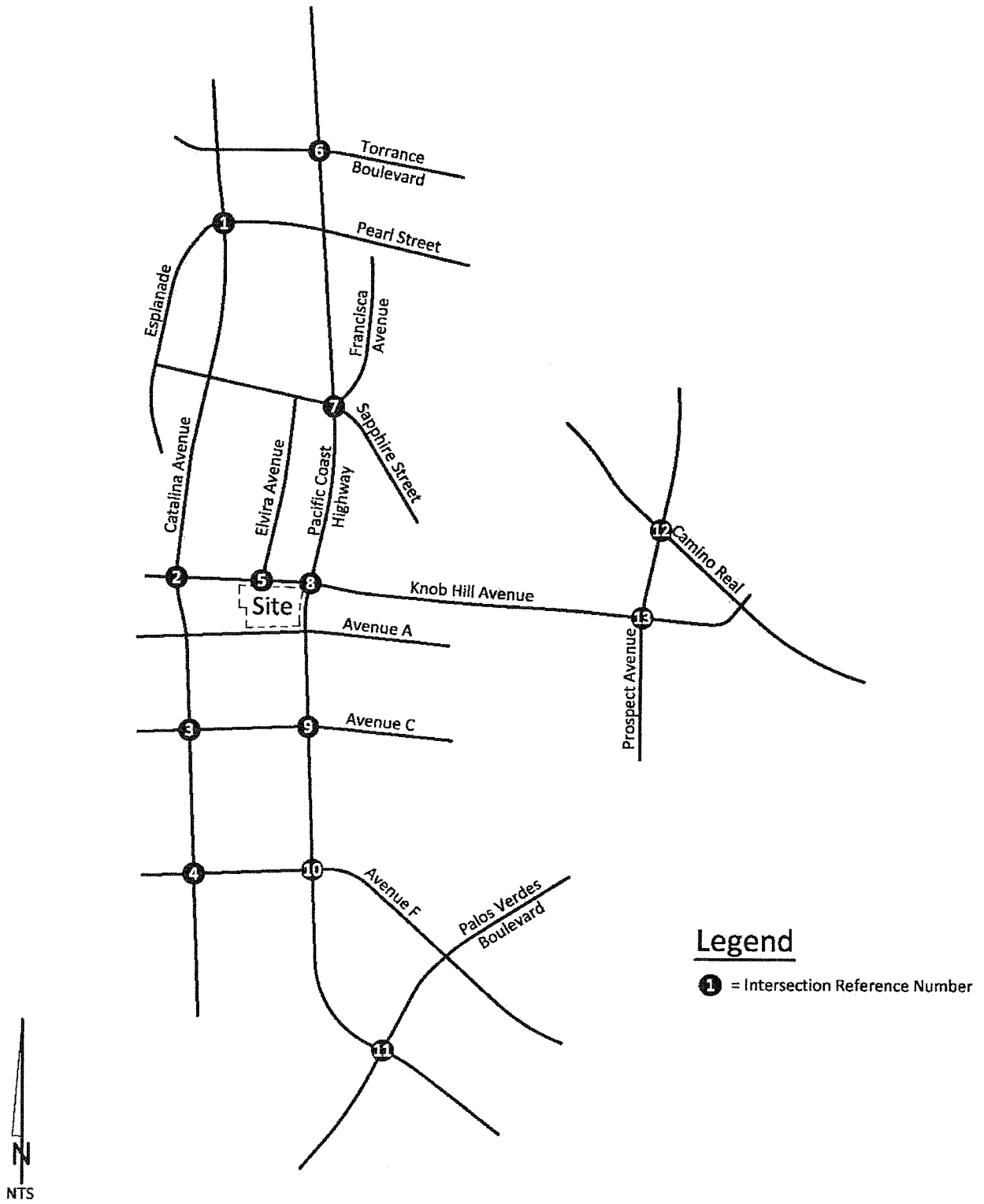
Table N: Comparison of Other Land Use Trip Generation Rates Allowed under the P-CF Zoning

Land Use	ITE Code	Units ²	Peak Hour						Daily
			Morning			Evening			
			Inbound	Outbound	Total	Inbound	Outbound	Total	
Trip Generation Rates									
City Park	411	AC	2.52	1.98	4.50	2.00	1.51	3.50	1.89
County Park	412	AC	0.01	0.01	0.02	0.05	0.04	0.09	2.28
Beach Park	415	AC	0.28	0.20	0.48	0.38	0.92	1.30	29.81
Regional Park	417	AC	0.09	0.06	0.15	0.09	0.11	0.20	4.57
Daycare Center	565	TSF	6.46	5.72	12.18	5.80	6.54	12.34	74.06
Recreational Community Center	495	TSF	1.35	0.70	2.05	1.34	1.40	2.74	33.82
Government Office Building	730	TSF	4.94	0.94	5.88	0.38	0.83	1.21	68.93
State Motor Vehicles Department	731	TSF	NA	NA	9.84	NA	NA	17.09	166.02
US Post Office	732	TSF	4.28	3.95	8.23	5.72	5.50	11.22	108.19
Hospital	610	TSF	0.60	0.35	0.95	0.35	0.58	0.93	13.22
Clinic	630	TSF	NA	NA	NA	NA	NA	5.18	31.45
Medical Dental Office	720	TSF	1.89	0.50	2.39	1.00	2.57	3.57	36.13
Nursery (Garden Center)	817	TSF	NA	NA	2.43	NA	NA	6.94	68.10
Nursery (Wholesale)	818	TSF	NA	NA	2.40	NA	NA	5.17	39.00
Elementary School	520	ST	0.25	0.20	0.45	0.07	0.08	0.15	1.29
Middle/Junior High School	522	ST	0.30	0.24	0.54	0.08	0.08	0.16	1.62
High School	530	ST	0.29	0.14	0.43	0.06	0.07	0.13	1.71
Private School (K-8)	534	ST	0.50	0.41	0.90	0.28	0.32	0.60	NA
Private School (K-12)	536	ST	0.49	0.32	0.81	0.07	0.10	0.17	2.48
Junior/Community College	540	ST	0.10	0.02	0.12	0.08	0.04	0.12	1.23
University/College	550	ST	0.13	0.04	0.17	0.05	0.12	0.17	1.71

*Rates based upon the Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012. AC = Acres; TSF=Thousand Square Feet; ST=Students

EXHIBIT B

Figure D.
Project Location Map



RESOLUTION NO. CC-1602-018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, CALLING AND GIVING NOTICE OF HOLDING A SPECIAL MUNICIPAL ELECTION, ON TUESDAY, JUNE 7, 2016, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY OF REDONDO BEACH A MEASURE APPROVING AMENDMENTS TO THE CITY CHARTER AND A MAJOR CHANGES IN ALLOWABLE LAND USE PURSUANT TO ARTICLE XXVII OF THE CITY CHARTER

WHEREAS, at City Council meetings held on January 19, 2016 and February 16, 2016, the City Council approved proposed amendments to the City Charter, the General Plan (Land Use Element), and Local Coastal Program (LCP), including the Coastal Land Use Plan and the Coastal Land Use Plan Implementing Ordinance (Coastal Zoning Ordinance), to conditionally allow Residential Care Facilities for the Elderly (RCFE) in the P-CF zoning district on properties over one acre in size in the Coastal Zone; and

WHEREAS, pursuant to Article XXVII, Sec. 27.4 of the Redondo Beach Charter, each major change in allowable land use shall be put to a vote of the People. A major change in allowable land use shall become effective only after approval by the City Council and a majority of the voters of the City voting "YES" on a ballot measure proposing such change at either a regular or special municipal election; and

WHEREAS, pursuant to authority provided by Sections 1415(a)(2)(A) and 9222 of the California Elections Code, the City Council of the City of Redondo Beach submits to the voters proposed amendments to the City Charter, the General Plan (Land Use Element), and Local Coastal Program (LCP), including the Coastal Land Use Plan and the Coastal Zoning Ordinance to conditionally allow construction of Residential Care Facilities for the Elderly (RCFE) in the P-CF zoning district on properties over one acre in size in the Coastal Zone; and

WHEREAS, the City Council is authorized and directed by statute to submit the proposed measure to the voters.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1: That the City Council, pursuant to its right and authority, does hereby order submitted to the voters at a Special Municipal Election on June 7, 2016, for the purpose of submitting the following question:

Shall the City approve amendments to the City Charter, General Plan, Coastal Land Use Plan, and Coastal Zoning Ordinance to conditionally allow residential care facilities for the elderly in the P-CF zoning district on properties over one acre in the Coastal Zone pursuant to a request from the School District to rezone surplus school property?	YES
	NO

SECTION 2. That the text of the proposed amendments to be submitted to the voters



is attached to this Resolution as Exhibit "A" and the additional Sample Ballot Materials prepared pursuant to Section 27.4(b) of the City Charter, attached hereto as Exhibit "B" and shall be mailed to the voters in a separate "Supplemental Voter Information Pamphlet".

SECTION 3. That the City Council adopts the procedures from Election Code Section 9290 for the purpose of this election. Only one (1) copy of the Supplemental Voter Information Pamphlet shall be mailed to a postal address where two or more registered voters have the same surname and the same postal address.

SECTION 4. That the vote requirement for the measure to pass is a majority (50%+1) of the votes cast.

SECTION 5. That the ballots to be used at the election shall be in form and content as required by law.

SECTION 6. That the City Clerk is authorized, instructed and directed to coordinate with the County of Los Angeles Registrar-Recorder/County Clerk to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the election.

SECTION 7. That the polls shall be open at seven o'clock a.m. of the day of the election and shall remain open continuously from that time until eight o'clock p.m. of the same day when the polls shall be closed, pursuant to Election Code Section 10242, except as provided in Section 14401 of the Elections Code of the State of California.

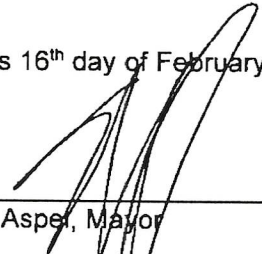
SECTION 8. That in all particulars not recited in this resolution, the election shall be held and conducted as provided by law for holding municipal elections.

SECTION 9. That notice of the time and place of holding the election is given and the City Clerk is authorized, instructed and directed to give further or additional notice of the election, in time, form and manner as required by law.

SECTION 10. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.



PASSED, APPROVED AND ADOPTED this 16th day of February 2016.



Steve Aspel, Mayor

ATTEST:

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

I, Eleanor Manzano City Clerk of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. CC-1602-018 was duly passed, approved and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 16th day of February 2016 by the following vote:

AYES: GINSBURG, BRAND, HORVATH, EMDEE

NOES: NONE

ABSENT: SAMMARCO

ABSTAIN: NONE

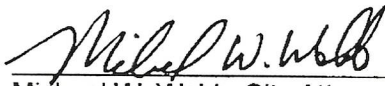
ATTEST:



Eleanor Manzano, City Clerk

too

APPROVED AS TO FORM:



Michael W. Webb, City Attorney

This is certified to be a true and correct copy of the original on file in this office, consisting of pages 1 through 3, and Exhibit A & B

DATED: 2/16/16

ATTEST: 

City Clerk of the City of Redondo Beach, State of California



EXHIBIT A

BALLOT TEXT

MEASURE __

RESOLUTION NO. CC-1602-018

ORDINANCE NO. O-3150-016

AN ORDINANCE OF THE PEOPLE OF THE CITY OF REDONDO BEACH, CALIFORNIA APPROVING AMENDMENTS TO THE CITY CHARTER, GENERAL PLAN, COASTAL LAND USE PLAN, AND COASTAL ZONING ORDINANCE TO CONDITIONALLY ALLOW RESIDENTIAL CARE FACILITIES FOR THE ELDERLY IN THE P-CF ZONING DISTRICT ON PROPERTIES OVER ONE ACRE IN THE COASTAL ZONE PURSUANT TO A REQUEST FROM THE SCHOOL DISTRICT TO REZONE SURPLUS SCHOOL PROPERTY

WHEREAS, the Redondo Beach Unified School District (“RBUSD”) owns a 3.37 acre parcel of property located at 320 Knob Hill Avenue, Redondo Beach CA 90277 (the “project site”), which was previously operated as a school until 1981.

WHEREAS, in 2006, RBUSD formed a surplus property advisory committee under Education Code Section 17388 et seq. for property located at 320 Knob Hill (RBUSD Resolution No. 06-07:4).

WHEREAS, in 2007 the RBUSD advisory committee prepared a report titled “Final Report and Recommendation of the Recommended Uses of Surplus Property Located at 320 Knob Hill” which recommended that the school district lease the site for fair market value (RBUSD Resolution No. R:07-08:01).

WHEREAS, in 2012, Fountain Square Development West, LLC (“Fountain Square”) was selected by RBUSD to lease, construct, and operate a senior housing facility on the Project Site to provide independent living, assisted living and/or memory care services to residents over the age of 55 on the project site (also referenced as Residential Care Facilities for the Elderly or RCFE).

WHEREAS, the current P-CF Community Facility zoning/land use designation does not permit RCFE land uses to operate on the project site.

WHEREAS, Government Code § 65852.9 generally recognizes a school district’s right to request a zone change for unused school sites.

WHEREAS, Fountain Square and RBUSD submitted a request to amend the City of Redondo Beach’s General Plan, Coastal Land Use Plan, and Coastal Zoning (“Planning Documents”) to conditionally allow RCFE land uses.

WHEREAS, on June 11, 2015 the City published a Notice of Availability of proposed amendments to the City’s Planning Documents.

WHEREAS, on October 15, 2015 the Redondo Beach Planning Commission held a noticed public hearing and recommended that City Council adopt the amendments to the Planning Documents (Planning Commission Resolutions No. 2015-10-PCR-017 and No. 2015-10-PCR-018).

EXHIBIT A

WHEREAS, on January 19, 2016 and February 16, 2016 the Redondo Beach City Council held a noticed public hearing and certified a final environmental impact report and conditionally approved amendments to the City’s General Plan, Coastal Land Use Plan, and Coastal Zoning (Resolutions CC-1601-008 and CC-1601-009 and Ordinance No. 3148-16).

WHEREAS, Section 27.4(a) of Article XXVII of the City Charter provides that no Major Change in Allowable Land Use approved by the City Council shall become effective unless approved by an affirmative vote of the registered voters of the City at a general municipal election or special election called for that purpose.

WHEREAS, Sample Ballot Materials were prepared pursuant to City Charter Section 27.4(b).

WHEREAS, the qualified registered voters of the City of Redondo Beach by this ordinance intend to approve the foregoing amendments to the Planning Documents in accordance with the requirements of City Charter Section 27.4(a).

WHEREAS, pursuant to the Coastal Act (Pub. Res. Code § 30512.2), the Coastal Commission can suggest modifications to the Coastal Land Use Plan and the Coastal Zoning to ensure consistency with Chapter 3 of the Coastal Act (“Suggested Modifications”).

WHEREAS, this measure also contains an amendment, proposed by City Council, to Section 27.6 of the City Charter, which exempts the City Council’s adoption of Suggested Modifications from a second public vote pursuant to Article XXVII of the City Charter.

WHEREAS, the City published a Notice of Availability of the proposed City Charter amendments on December 17, 2015.

WHEREAS, the full text of the General Plan, Coastal Land Use Plan, Coastal Zoning Ordinance, and the City Charter amendments is set forth in full in this ordinance.

NOW THEREFORE, THE PEOPLE OF THE CITY OF REDONDO BEACH, CALIFORNIA, DO HEREBY ORDAIN:

SECTION 1. *The Proposed Amendments to the General Plan Land Use Element are Hereby Approved.* New text amendments are shown with **bold double underlined text**; deletions are shown in **~~bold striken text~~**; where existing intervening text, subsections, or sections have been omitted and are not specifically deleted, these shall not be considered amended or deleted and should therefore be considered retained in their current state (such language may be displayed as “...”)

2.1.4 Goals, Objectives, and Policies

...

RESIDENT-SERVING LAND USES

...

Policies It shall be the policy of the City of Redondo Beach to:

...

1.2.3 Allow for the development of housing types intended to meet the special needs of senior citizens, the physically challenged, and low and moderate income households in areas classified as Multi-Family Residential (“R-2,” “R-3,” “RMD,” and “RH”), Mixed Use (“MU-1,” “MU-2,” and “MU-3”), Commercial Regional (“CR”), **and Public or Institutional (where Public or Institutional is located in the “P-CF” zone – and where, in the P-CF zone only senior**

EXHIBIT A

housing classified as Residential Care Facilities for the Elderly (RCFE) over one acre in the Coastal Zone) on the Land Use Plan map provided that they are designed to be compatible with adjacent residential structures and other areas designated for other categories of use provided that no substantial adverse impacts will occur (I1.1).

- 1.2.4 Allow for the development of housing for senior citizens by permitting such housing to vary from the development standards in the zone in which it is located (subject to approval of a Conditional Use Permit and Planning Commission Design Review) in areas classified as Multi-Family Residential (“R-3,” “RMD,” and “RH”), Commercial (“C-2,” “C-3” and “C-4”), Mixed Use (“MU-1,” “MU-2,” and “MU-3”), Commercial Regional (“CR”), and Public or Institutional (where Public or Institutional is located in the “P-CF” zone – and where, in the P-CF zone, only senior housing classified as Residential Care Facilities for the Elderly (RCFE) over one acre in the Coastal Zone) on the Land Use Plan map provided that a) it is appropriate at the proposed location; b) it is located within a reasonable walking distance of commercial retail, professional, and social and community services patronized by senior citizens, or has its own private shuttle bus that will provide daily access to these services, or be within a reasonable walking distance of a bus or transit stop providing access to these services; and c) the project includes units affordable to lower-income or moderate-income households to the extent feasible.

...

PUBLIC AND INSTITUTIONAL USES

...

Objective It shall be the objective of the City of Redondo Beach to:

- 1.46 Provide for the continuation of existing and expansion of governmental administrative and capital, recreation, public safety, human service, cultural and educational, infrastructure, and other public land uses and facilities to support the existing and future population and development of the City and facilities that provide funding for education services elsewhere.

Policies It shall be the policy of the City of Redondo Beach to:

Permitted Uses

- 1.46.1 Accommodate governmental administrative and maintenance facilities, parks and recreation, public open space, police, fire, educational (schools), cultural (libraries, museums, performing and visual arts, etc.), human health, human services, public utility and infrastructure (transmission corridors, etc.), public and private secondary uses, and other public uses in areas designated as “P” and facilities that provide funding for education services elsewhere.

...

SECTION 2. *The Proposed Amendments to the Coastal Land Use Plan are Hereby Approved.* New text amendments are shown with **bold double underlined text**; deletions are shown in **~~bold striken text~~**; where existing intervening text, subsections, or sections have been omitted and are not specifically

EXHIBIT A

deleted, these shall not be considered amended or deleted and should therefore be considered retained in their current state (such language may be displayed as "...")

VI. Location and Planning New Development

...

B. Subareas

...

7. Subarea #7

...

The various land uses comprising subarea #7 are presented on the following table and map and described below.

...

~~**Public Facilities**—The elementary school, Patterson, is located at the northerly border of the subarea. The school currently contains grade levels kindergarten through 6.~~

Institutional/Public – Community Facility – The Redondo Beach Unified School District owned property located at the northerly border of the subarea.

...

C. Proposed Land Use Classifications

The following land use classifications in conjunction with the coastal land use plan map for the Coastal Zone (Exhibit H) and the policies as set forth in this Coastal Plan will guide the future growth and development of the City's Coastal Zone. This section was substantially updated in 1999 for consistency with the City's General Plan, including more specific land use and development standards.

...

Public or Institutional

The Public or Institutional (P) district includes the following sites and uses:

...

- 3. Community facilities, governmental facilities, and public safety facilities: These include the Civic Center (City Hall, Public Library, and Police Station) at Diamond Street and Pacific Coast Highway, the fire station at S. Broadway and Pearl Street, and the ~~**Recreation and Community Services Center**~~ **Redondo Beach Unified School District owned property** at Knob Hill and Pacific Coast Highway. Permitted uses include parks and open space, and uses which may be considered subject to a Conditional Use Permit include cultural uses (libraries, museums, etc.), institutional uses (governmental, police, fire, etc.), community centers, public athletic clubs, performance art facilities, educational facilities, child day care centers, **Residential Care Facilities for the Elderly (RCFE)**, schools, parking lots, and similar public uses. For the Civic Center, the maximum floor area ratio of all buildings on the site is 1.25 and the maximum height is three stories, 45 feet. The floor area ratio and height of buildings at other community facility/governmental facility/public safety facility sites will be determined as part of the required public hearing process for any proposed new building.

...

D. Land Use Policies

EXHIBIT A

- ...
14. Allow for the development of housing for senior citizens in Area 1 of the Coastal Zone by permitting such housing to vary from the limits on height, density, floor area and number of stories, the requirements for upper level setbacks, required percentage of commercial frontage and the parking standards in the zone in which it is located (subject to approval of Conditional Use Permit and Planning Commission Design Review) in areas classified as Multi-Family Residential (“R-3”, “RMD”, and “RH”), and Mixed-Use (“MU”) on the Coastal Land Use Plan Map, and on lots classified Commercial (“C-2”, “C-3”, and “C-4”) on the Coastal Land Use Plan Map, that are also located north of Knob Hill Avenue, adjacent to Pacific Coast Highway, and on lots classified Public-Community Facility (“P-CF” – and where, in the P-CF zone, only senior housing classified as Residential Care Facilities for the Elderly (RCFE) over one acre) provided that:
- (a) The project does not impact pier or beach access parking;
 - (b) It is appropriate at the proposed location;
 - (c) It does not displace a visitor serving commercial facility, defined as a commercial development that provides accommodations, food, and services, including hotels, motels, campgrounds, restaurants and commercial recreation developments such as shopping, eating and amusement areas for tourists;
 - (d) Any proposed projections above the height limit of the underlying zone will have no significant impact on public views to or along the coastline or coastal bluffs;
 - (e) It protects community character and pedestrian scale;
 - (f) With the exception of an elevator housing to accommodate the handicapped, it is consistent with adopted LUP height limits in zones designated for low and medium density multi-family residential use;
 - (g) It is located within a reasonable walking distance of commercial retail, professional, and social and community services patronized by senior citizens, or has its own private shuttle bus that will provide daily access to these services, or be within a reasonable walking distance of a bus or transit stop providing access to these services; and
 - (h) The project includes units affordable to lower-income or moderate-income households to the extent feasible.

SECTION 3. *The Proposed Amendments to the Coastal Land Use Plan Implementing Ordinance (Coastal Zoning) contained in Redondo Beach Municipal Code, Title 10, Chapter 5 are Hereby Approved.* New text amendments are shown with **bold double underlined text**; deletions are shown in **~~bold-stricken text~~**; where existing intervening text, subsections, or sections have been omitted and are not specifically deleted, these shall not be considered amended or deleted and should therefore be considered retained in their current state (such language may be displayed as “...”)

Section 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.

Use Classification	P-CIV	P-RVP	P-GP	P-ROW	P-CF	P-PRO	Additional Regulations	See Section:
Public and Other Uses								

EXHIBIT A

Parks, parkettes, open space, recreational facilities, beaches, and coastal bluffs	P	P	P	P	P	P	10-5.1111(a), 5.1111(b), 5.1111(c)	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), 5.1111(b), 5.1111(c)	10-5.1111(c)
Adult education centers	--	--	--	--	C	--		
Agricultural and horticultural uses	C	--	--	C	C	C	10-5.1111(a), 5.1111(c)	10-5.1111(c)
Child day care centers	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-5.1111(c)
Community centers	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-5.1111(c)
Cultural institutions	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-5.1111(c)
Government maintenance facilities	C	--	--	--	C	C	10-5.1111(a)	
Government offices	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-5.1111(c)
Public gymnasiums and athletic clubs	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	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), 5.1111(c)	10-5.1111(c)
Performance art facilities	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-5.1111(c)
Parking lots	C	C	--	C	C	C	10-5.1111(a), 5.1111(c)	10-5.1111(c)
Public safety facilities	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-5.1111(c)
Public utility facilities	C	C	C	C	C	C	10-5.1614, 5.1111(a), 5.1111(c)	10-5.1111(c)
Schools, public and private	--	--	--	--	C	--		
Accessory uses/structures	P	P	--	P	P	P	10-5.1111(b), 5.1111(c)	10-5.1111(c)
<u>Residential Care Facilities for the Elderly (RCFE)</u>	<u>≡</u>	<u>≡</u>	<u>≡</u>	<u>≡</u>	<u>C*</u>	<u>≡</u>	<u>10-5.1111(c), 10-5.1116, 10-5.1624</u>	<u>10-5.1116, 10-5.1624</u>
* <u>on properties over one acre</u>								

...
10-5.1624 Housing for senior citizens.
 ...

(c) **Conditional Use Permit and Planning Commission Design Review required.** No senior housing, including senior group housing, senior citizen housing development or residential care facility for the elderly shall be approved pursuant to the standards and criteria of this section

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unless both a Conditional Use Permit is obtained pursuant to Section 10-5.2506 and an application for Planning Commission Design Review is approved pursuant to Section 10-5.2502.

(1) **Zones where permitted by Conditional Use Permit.** Housing for senior citizens may be considered in Area 1 of the Coastal Zone in the R-3A, RMD, and RH multiple-family residential zones, in commercially zoned lots fronting Pacific Coast Highway that are also located north of Knob Hill Avenue and in all mixed-use zones. **Residential Care Facilities for the Elderly may be considered in the Coastal Zone in Public-Community Facility (P-CF) zoned lots over one acre.**

...

SECTION 4. *The Proposed Amendments to Article XXVII, Section 27.6 of the City Charter are Hereby Approved.* New text amendments are shown with **bold double underlined text**; deletions are shown in **~~bold stricken text~~**; where existing intervening text, subsections, or sections have been omitted and are not specifically deleted, these shall not be considered amended or deleted and should therefore be considered retained in their current state (such language may be displayed as "...")

...

(g) If modifications to the Local Coastal Program ("LCP") are suggested or required as a result of the California Coastal Commission's review of the LCP amendments for the Kensington Assisted Living Facility Project, any such modifications adopted by the City Council shall not be subject to this article and shall not require further voter approval. Should such modifications to the LCP also require that the City Council adopt any other legislative amendments to ensure consistency, the City Council's adoption of those legislative amendments shall not be subject to this Article and shall not require further voter approval.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, unconstitutional or unenforceable by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid, unconstitutional or unenforceable.

SECTION 6. AMENDMENTS. This Ordinance shall not be construed as having been enacted by initiative and shall therefore be exempt from the subsequent voter approval requirements contained in the third sentence of California Elections Code Section 9217.

SECTION 7. EFFECTIVE DATE. This Ordinance shall be considered adopted upon the date that the vote is declared by City Council, and shall go into effect 10 days after that date, unless otherwise specified below. The City Clerk shall certify to the passage and adoption of this Ordinance, and entire it into the book of original measure. The General Plan, Coastal Land Use Plan, and Coastal Zoning amendments contained in Sections 1, 2, and 3 of this Ordinance shall not be effective until Coastal Commission has certified the amendments to the Coastal Land Use Plan and the Coastal Zoning contained in Sections 2 and 3 of this Ordinance. In the event that Coastal Commission suggests or requires modifications to the Coastal Land Use Plan or Coastal Zoning amendments, this requirement can be fulfilled through compliance with Title 14, Cal. Code Regulations, Section 13544 (or similar acknowledgement from the Coastal Commission that the City has complied with the Coastal Commission's modifications). The amendments to the City Charter contained in Section 4 shall be effective upon acceptance and filing by the Secretary of State.

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SECTION 8. CERTIFICATION BY MAYOR. The Mayor is hereby authorized to certify the adoption of this measure and the declaration of the vote thereon by the City Council by signing where indicated below.

ADOPTED by the People of the City of Redondo Beach, California, this ___ day of _____, 2016 by the following vote, to wit:

YES: _____

NO: _____

I hereby certify that the foregoing Ordinance was PASSED, APPROVED, AND ADOPTED by a majority vote by the People of the City of Redondo Beach voting on the ___ day of _____, 2016.

Steve Aspel, Mayor

ATTEST:

Eleanor Manzano, City Clerk

APPROVED AS TO FORM:

Michael W. Webb, City Attorney

EXHIBIT B

ANALYSIS OF PROPOSED MAJOR CHANGE IN ALLOWABLE LAND USE

The following discussion and analysis of the proposed amendments to the City's General Plan, Coastal Land Use Plan and Zoning Ordinance for the Coastal Zone is provided in compliance with Section 27.4(b) of Article XXVII of the City Charter.

Section 1: Introduction

A. Purpose and Scope of Analysis

Article XXVII of the City Charter of the City of Redondo Beach requires that amendments to the City's General Plan, Coastal Land Use Plan and Zoning ordinances, which qualify as "Major Changes in Allowable Land Use" within the meaning of Article XXVII, be approved by the voters of the City before becoming legally effective. Section 27.4(b) of Article XXVII also requires that certain information concerning the proposed Major Change in Allowable Land Use be provided to City voters in this Sample Ballot Pamphlet prior to the election. This relevant information for the proposed Major Change in Allowable Land Use now being submitted to the voters consists of the following:

- A description of the "major change in allowable land use" that "clearly discloses both the scope and main features of the project (including sequencing or phasing, as may be the case) that the major change in allowable land use consists of or depends on";
- A description of "the location and acreage of the project site";
- The "text of the proposed amendment to the general plan, to the city's zoning ordinance or to the zoning ordinance for the coastal zone";
- "Easily readable maps shall be used to assist the voters in the project description;"
- A comparison of "the project and its traffic impacts both to the as built condition, and to existing applicable land use designations and zoning classifications, providing accurate comparative data concerning existing as well as proposed densities (in units per acre) and intensities of use (in square footage, types of use and traffic impacts)."

The information provided in the following sections fulfill the requirements of Section 27.4(b), and provide additional relevant information to assist voters in evaluating the amendments to the City's General Plan, Coastal Land Use Plan, Zoning Ordinance for the Coastal Zone ("Coastal Zoning Ordinance"), and the City Charter which are presented for voter approval. The traffic impact analysis presented in Section 6 is based on a comprehensive traffic study completed by Kunzman Associates, Inc., prepared in consultation with the City and MIG Hogle-Ireland. The results of the traffic study have been condensed for presentation in the Sample Ballot Pamphlet. The full text of the report and appendices may be downloaded from the City of Redondo Beach website at www.redondo.org/, copies may be viewed in the City Clerk's office located at 415 Diamond Street, Redondo Beach, CA 90277 or if you wish to obtain a copy, please call the City Clerk's office at (310) 318-0656.

B. Background, Overview, Sequencing, and Phasing of Proposed "Major Change in Allowable Land Use"

The project site is a 3.37-acre parcel owned by the Redondo Beach Unified School District ("RBUSD") located on the corner of Knob Hill Avenue and Pacific Coast Highway, at 320 Knob Hill Avenue, Redondo Beach, CA 90277 ("Project Site"). (Figures A and B.) RBUSD determined that the Project Site

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was surplus property for which there was no educational need in the foreseeable future (the Project Site does not meet the minimum standard for an elementary school site, according to the California Department of Education). In 2012, Fountain Square Development West, LLC (“Fountain Square”) was selected by RBUSD to lease, construct, and operate a senior housing facility on the Project Site to provide independent living, assisted living and/or memory care services to residents over the age of 55 on the Project Site. Under the terms of the lease, RBUSD would receive rent payments that would be used for educational purposes.

In 2013, Fountain Square and RBUSD (“Applicants”) submitted applications to the City of Redondo Beach for the construction and operation of a two story, 80,000 square foot Residential Care Facility for the Elderly (“RCFE”; 96 units accommodating 130 beds/residents) located on the Project Site. The land use proposed on the Project Site by RBUSD and Fountain Square is not currently a permissible or conditional use under the City’s General Plan, Coastal Land Use Plan, and Coastal Zoning (and therefore inconsistent with these documents). Consequently RBUSD and Fountain Square have requested legislative amendments to conditionally allow Residential Care Facilities for the Elderly (also referenced as an “assisted living facility” or “RCFE”) in the P-CF zone on properties over one-acre in size in the Coastal Zone. These legislative amendments are collectively referenced as the “proposed amendments.” Government Code § 65852.9 generally recognizes a school district’s right to request a zone change for unused school sites. For the purpose of this ballot measure process, these legislative amendments are considered the Project. With the adoption of the proposed amendments, the project would be consistent with the City’s General Plan, Coastal Land Use Plan, and Coastal Zoning.

The sequencing and phasing for the adoption of these amendments started with Planning Commission’s review and recommendation for approval in October 2015. (Planning Commission Resolutions No. 2015-10-PCR-017 and No. 2015-10-PCR-018.) The Redondo Beach City Council then considered and conditionally approved the proposed amendments, and (1) submitted the Local Coastal Program amendments to the California Coastal Commission (“CCC”) for certification pursuant to 14 Cal. Code Regs. § 13551, and (2) submitted the proposed amendments to a vote of the people. As part of the CCC certification process, the CCC can suggest modifications. The City’s adoption of any of Coastal Commission’s suggested modifications would be exempt from a second public vote pursuant to the proposed City Charter amendment described in Section 2 below.

While the Applicants have also requested a Conditional Use Permit, Coastal Development Permit, a Vesting Parcel Map, and Design Review, these entitlements are not subject to a vote because (1) they are not listed in City Charter Section 27.2(f), and (2) they are adjudicatory in nature and therefore not subject to the initiative process. Pursuant to Section 27.5(b) of the City Charter, these permits have been conditionally approved, subject to the adoption and certification of the proposed amendments contained in Sections 2(A) through 2(C) below. The other substantive conditions of approval are contained in City Council Resolution No. CC-1601-007, which includes 38 measures that impose a variety of limitations on the project related to construction noise, grading, erosion control, etc.¹ Construction of the assisted living facility is proposed to begin in spring 2017 and take approximately 16 to 18 months to complete. Construction would require demolition of nine existing structures (with one structure to remain), ornamental landscaping which includes some mature trees, and on-site asphalt paving. Demolition is anticipated to take eight (8) weeks and would occur concurrently with site grading. Building construction is anticipated to take ten (10) months. Finishing work, including landscaping, paving, and painting would be completed in approximately three (3) months. A Final Environmental Impact Report has been

¹ Additional details are contained in City Council's Resolutions for the Kensington Project. (See January 19, 2016 Administrative Report [Item L.1]: <http://laserverweb.redondo.org/weblink/0/doc/285744/Page1.aspx>, and Planning Commission’s Resolutions for the Kensington Project. (See October 15, 2015 Administrative Report (Item 10): <http://www.redondo.org/civica/filebank/blobload.asp?BlobID=29658>.)

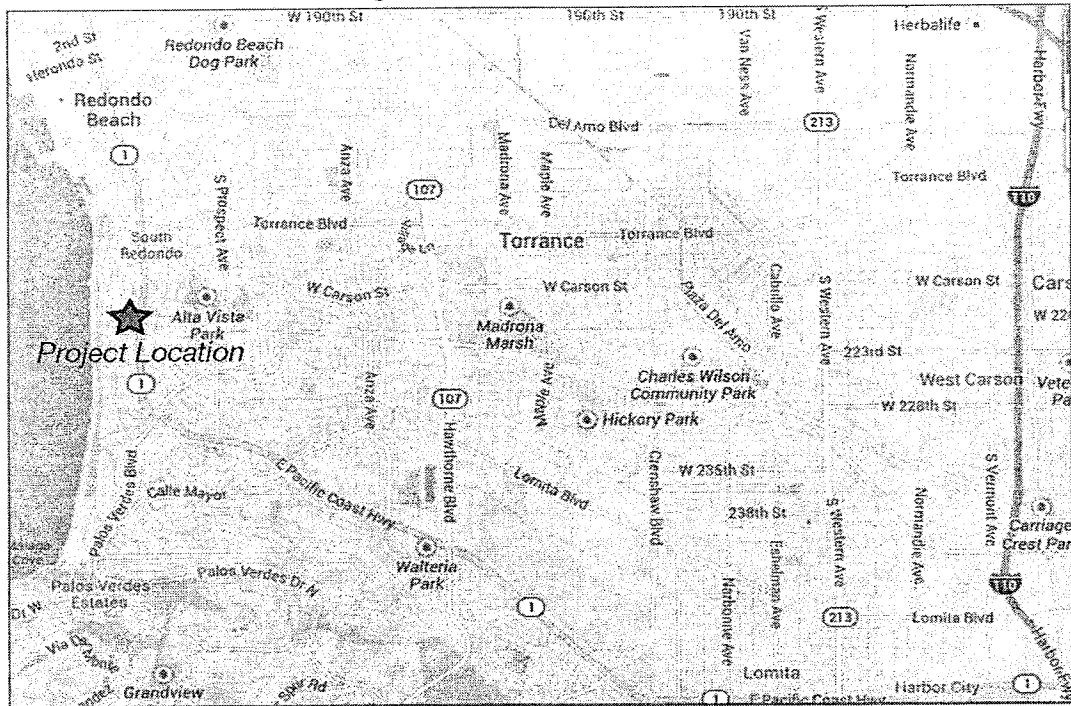
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prepared and certified pursuant to the California Environmental Quality Act (“CEQA”) that determined all impacts would be reduced to less than significant with implementation of mitigation measures. The mitigation measures include mitigation for greenhouse gas emissions and cultural resources. The Final EIR is available on the City’s website:

<http://www.redondo.org/news/displaynews.asp?NewsID=2552&TargetID=13>

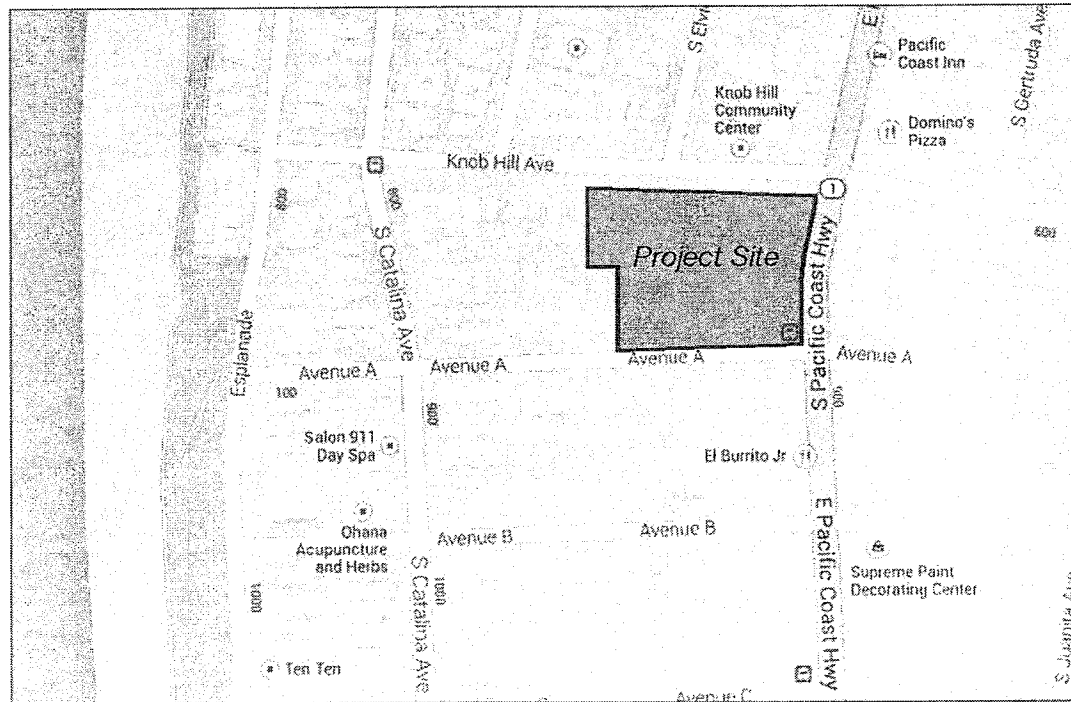
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Figure A: Project Site



Source: Google Maps

Regional



Source: Google Maps

Vicinity

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Figure B: Aerial View of the Project Site



Section 2: Description of Proposed City Charter, General Plan, Coastal Land Use Plan, and Coastal Zoning Ordinance Amendments

New land use developments in the City of Redondo Beach are primarily controlled through two broad categories of regulations:² (1) Development standards which regulate the physical limits of structures, such as height limits, story limits, and floor area ratios (“FAR”),³ and (2) Land use limitations, which regulate the types of activities/uses which can operate within a structure (e.g., hospitals, medical offices, performance art uses).

The Project Site is currently designated in the General Plan Land Use Element and the Coastal Land Use Plan as “Public or Institutional” and is intended to allow for a broad range of institutional and public uses such as government facilities, schools, parks, hospitals, utility easements, public cultural facilities, public open space, and other public uses. The General Plan and the Coastal Land Use Plan do not provide quantitative development standards, and rely upon the development standards contained in the Coastal

² The City’s zoning contains other regulations related to landscaping, signage, parking requirements, etc. However, none of these limitations are affected by the proposed amendments.

³ “Floor Area Ratio” (FAR) means the numerical value obtained by dividing the gross floor area of a building or buildings located on a lot by the total area of the lot. For example, a FAR of 0.25 would mean that there is the equivalent one square foot of single story structural development for every four square feet of land surface. A two story structure occupying one fourth of the total area of a parcel would have an FAR of 0.50.

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Zoning. The Project Site is zoned as “P-CF community facility zone.” (Figure C.) The Coastal Zoning regulations for the Site are contained in Redondo Beach Municipal Code (“RBMC”), Title 10, Chapter 5, Article 2, Division 5.

More specifically, RBMC § 10-5.1116 includes the current development standards that limit development to three stories and forty-five (45) feet. These development standards include other non-quantifiable limitations, such FAR limits and setbacks, which are dependent upon Planning Commission Design Review. RBMC § 10-5.1100 also includes the current list of permissible/conditional uses which can operate on the property. This includes parks, parkettes, open space, recreational, facilities, beaches, and coastal bluffs, public buildings in parks, recreation areas, open space areas, and beaches, adult education centers, agricultural and horticultural uses, child day care centers, community centers, cultural institutions, government maintenance facilities, government offices, public gymnasiums and athletic clubs, hospitals, medical offices and health-related facilities, nurseries (wholesale and retail), performance art facilities, parking lots, public safety facilities, public utility facilities, schools (public and private), accessory uses/structures. Each of these broad categories may contain additional sub-categories, as defined under RBMC § 10-5.402.

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As discussed in the previous Section, the Applicants have requested City Council's approval of legislative amendments to add an additional land use category on the Project Site to conditionally allow Residential Care Facilities for the Elderly (i.e., the second category of regulations); no amendments are proposed to the development standards (i.e., the first category of regulations).

The proposed amendments would conditionally allow Residential Care Facilities for the Elderly in the P-CF zone on properties over one-acre in size in the Coastal Zone. The amendments do not affect any other existing parcels in the City of Redondo Beach. The amendments modify the City's General Plan Land Use Element,⁴ Coastal Land Use Plan ("CLUP"),⁵ and the City's Coastal Land Use Plan Implementing Ordinance ("Coastal Zoning") contained in Title 10, Chapter 5 of the City's Municipal Code ("RBMC").⁶ The proposed amendments do not affect the existing development standards on the Project Site, which limit development to three stories and forty-five (45) feet. (RBMC § 10-5.1116.) The details of the proposed amendments are provided in Sections 2(A) through 2(C) below.

Amendments to Section 27.6 of Article XXVII of the City Charter, have also been proposed by the City Council and are provided in Section 2(D) below. The procedures for City Charter amendments are controlled by the State Elections Code § 1415, and are not subject to the requirements of Article XXVII. (See also City Charter §§ 27.2(f) and 27.8.) Nevertheless, the City Council's proposed amendment to the City Charter is described in Section 2(D) below.

- A. ***Proposed Amendments to the General Plan Land Use Element.*** New text amendments are shown with **bold double underlined text**; deletions are shown in **~~bold strikethrough text~~**; where existing intervening text, subsections, or sections have been omitted and are not specifically deleted, these shall not be considered amended or deleted and should therefore be considered retained in their current state (such language may be displayed as "...")

2.1.4 Goals, Objectives, and Policies

...

RESIDENT-SERVING LAND USES

...

Policies It shall be the policy of the City of Redondo Beach to:

...

- 1.2.3 Allow for the development of housing types intended to meet the special needs of senior citizens, the physically challenged, and low and moderate income households in areas classified as Multi-Family Residential ("R-2," "R-3," "RMD," and "RH"), Mixed Use ("MU-1," "MU-2," and "MU-3"), Commercial Regional ("CR"), **and Public or Institutional (where Public or Institutional is located in the "P-CF" zone – and where, in the P-CF zone only senior housing classified as Residential Care Facilities for the Elderly (RCFE) over one acre in the Coastal Zone)** on the Land Use Plan map provided that they are

⁴ The Existing Redondo Beach General Plan Land Use Element is available online at: <http://www.redondo.org/civica/filebank/blobdload.asp?BlobID=2866>. The General Plan Land Use Designation Map is also available online at: <http://www.redondo.org/civica/filebank/blobdload.asp?BlobID=2888>.

⁵ A large portion of the Coastal Land Use Plan is contained in Measure G (2010), which is available online at: <http://www.redondo.org/civica/filebank/blobdload.asp?BlobID=29364> (contains the "Public or Institutional Use" designation). The other components of the Coastal Land Use Plan are available online as well (including Resolution CC-0406-51 and CC-0605-38 which contain CLUP Policy 14): <http://www.redondo.org/civica/filebank/blobdload.asp?BlobID=29364> and <http://laserweb.redondo.org/weblink/0/doc/163324/Page1.aspx>.

⁶ The Redondo Beach Municipal Code (RBMC) is available online at: <http://www.qcode.us/codes/redondobeach/>.

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designed to be compatible with adjacent residential structures and other areas designated for other categories of use provided that no substantial adverse impacts will occur (I1.1).

- 1.2.4 Allow for the development of housing for senior citizens by permitting such housing to vary from the development standards in the zone in which it is located (subject to approval of a Conditional Use Permit and Planning Commission Design Review) in areas classified as Multi-Family Residential (“R-3,” “RMD,” and “RH”), Commercial (“C-2,” “C-3” and “C-4”), Mixed Use (“MU-1,” “MU-2,” and “MU-3”), Commercial Regional (“CR”), **and Public or Institutional (where Public or Institutional is located in the “P-CF” zone – and where, in the P-CF zone, only senior housing classified as Residential Care Facilities for the Elderly (RCFE) over one acre in the Coastal Zone)** on the Land Use Plan map provided that a) it is appropriate at the proposed location; b) it is located within a reasonable walking distance of commercial retail, professional, and social and community services patronized by senior citizens, or has its own private shuttle bus that will provide daily access to these services, or be within a reasonable walking distance of a bus or transit stop providing access to these services; and c) the project includes units affordable to lower-income or moderate-income households to the extent feasible.

...

PUBLIC AND INSTITUTIONAL USES

...

Objective It shall be the objective of the City of Redondo Beach to:

- 1.46 Provide for the continuation of existing and expansion of governmental administrative and capital, recreation, public safety, human service, cultural and educational, infrastructure, and other public land uses and facilities to support the existing and future population and development of the City **and facilities that provide funding for education services elsewhere.**

Policies It shall be the policy of the City of Redondo Beach to:

Permitted Uses

- 1.46.1 Accommodate governmental administrative and maintenance facilities, parks and recreation, public open space, police, fire, educational (schools), cultural (libraries, museums, performing and visual arts, etc.), human health, human services, public utility and infrastructure (transmission corridors, etc.), public and private secondary uses, and other public uses in areas designated as “P” **and facilities that provide funding for education services elsewhere.**

...

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B. *Proposed Amendments to the Coastal Land Use Plan.* New text amendments are shown with **bold double underlined text**; deletions are shown in **~~bold stricken text~~**; where existing intervening text, subsections, or sections have been omitted and are not specifically deleted, these shall not be considered amended or deleted and should therefore be considered retained in their current state (such language may be displayed as "...")

VI. Location and Planning New Development

...
B. Subareas

...
7. Subarea #7

...
The various land uses comprising subarea #7 are presented on the following table and map and described below.

...
~~**Public Facilities—The elementary school, Patterson, is located at the northerly border of the subarea. The school currently contains grade levels kindergarten through 6.**~~

Institutional/Public – Community Facility – The Redondo Beach Unified School District owned property located at the northerly border of the subarea.

...
C. Proposed Land Use Classifications

The following land use classifications in conjunction with the coastal land use plan map for the Coastal Zone (Exhibit H) and the policies as set forth in this Coastal Plan will guide the future growth and development of the City's Coastal Zone. This section was substantially updated in 1999 for consistency with the City's General Plan, including more specific land use and development standards.

...
Public or Institutional

The Public or Institutional (P) district includes the following sites and uses:

...

3. Community facilities, governmental facilities, and public safety facilities: These include the Civic Center (City Hall, Public Library, and Police Station) at Diamond Street and Pacific Coast Highway, the fire station at S. Broadway and Pearl Street, and the ~~**Recreation and Community Services Center**~~ **Redondo Beach Unified School District owned property** at Knob Hill and Pacific Coast Highway. Permitted uses include parks and open space, and uses which may be considered subject to a Conditional Use Permit include cultural uses (libraries, museums, etc.), institutional uses (governmental, police, fire, etc.), community centers, public athletic clubs, performance art facilities, educational facilities, child day care centers, **Residential Care Facilities for the Elderly (RCFE)**, schools, parking lots, and similar public uses. For the Civic Center, the maximum floor area ratio of all buildings on the site is 1.25 and the maximum height is three stories, 45 feet. The floor area ratio and height of buildings at other community facility/governmental facility/public safety facility sites will be

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determined as part of the required public hearing process for any proposed new building.

...

D. Land Use Policies

...

14. Allow for the development of housing for senior citizens in Area 1 of the Coastal Zone by permitting such housing to vary from the limits on height, density, floor area and number of stories, the requirements for upper level setbacks, required percentage of commercial frontage and the parking standards in the zone in which it is located (subject to approval of Conditional Use Permit and Planning Commission Design Review) in areas classified as Multi-Family Residential (“R-3”, “RMD”, and “RH”), and Mixed-Use (“MU”) on the Coastal Land Use Plan Map, and on lots classified Commercial (“C-2”, “C-3”, and “C-4”) on the Coastal Land Use Plan Map, that are also located north of Knob Hill Avenue, adjacent to Pacific Coast Highway, and on lots classified Public-Community Facility (“P-CF” – and where, in the P-CF zone, only senior housing classified as Residential Care Facilities for the Elderly (RCFE) over one acre) provided that:
- (a) The project does not impact pier or beach access parking;
 - (b) It is appropriate at the proposed location;
 - (c) It does not displace a visitor serving commercial facility, defined as a commercial development that provides accommodations, food, and services, including hotels, motels, campgrounds, restaurants and commercial recreation developments such as shopping, eating and amusement areas for tourists;
 - (d) Any proposed projections above the height limit of the underlying zone will have no significant impact on public views to or along the coastline or coastal bluffs;
 - (e) It protects community character and pedestrian scale;
 - (f) With the exception of an elevator housing to accommodate the handicapped, it is consistent with adopted LUP height limits in zones designated for low and medium density multi-family residential use;
 - (g) It is located within a reasonable walking distance of commercial retail, professional, and social and community services patronized by senior citizens, or has its own private shuttle bus that will provide daily access to these services, or be within a reasonable walking distance of a bus or transit stop providing access to these services; and
 - (h) The project includes units affordable to lower-income or moderate-income households to the extent feasible.

- C. *Proposed Amendments to the Coastal Land Use Plan Implementing Ordinance (Coastal Zoning) contained in Redondo Beach Municipal Code, Title 10, Chapter 5.* New text amendments are shown with **bold double underlined text**; deletions are shown in **bold strikethrough text**; where existing intervening text, subsections, or sections have been omitted and are not specifically deleted, these shall not be considered amended or deleted and should therefore be considered retained in their current state (such language may be displayed as “...”)

Section 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.

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Use Classification	P-CIV	P-RVP	P-GP	P-ROW	P-CF	P-PRO	Additional Regulations Section:	See
Public and Other Uses								
Parks, parkettes, open space, recreational facilities, beaches, and coastal bluffs	P	P	P	P	P	P	10-5.1111(a), 5.1111(b), 5.1111(c)	10-10-
Public buildings in parks, recreation areas, open space areas, and beaches	C	C	C	C	C	C	10-5.1111(a), 5.1111(b), 5.1111(c)	10-10-
Adult education centers	--	--	--	--	C	--		
Agricultural and horticultural uses	C	--	--	C	C	C	10-5.1111(a), 5.1111(c)	10-
Child day care centers	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-
Community centers	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-
Cultural institutions	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-
Government maintenance facilities	C	--	--	--	C	C	10-5.1111(a)	
Government offices	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-
Public gymnasiums and athletic clubs	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-
Hospitals	--	--	--	--	C	--		
Medical offices and health-related facilities	--	--	--	--	C	--		
Nurseries, wholesale and retail	C	--	--	C	C	C	10-5.1111(a), 5.1111(c)	10-
Performance art facilities	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-
Parking lots	C	C	--	C	C	C	10-5.1111(a), 5.1111(c)	10-
Public safety facilities	C	--	--	--	C	C	10-5.1111(a), 5.1111(c)	10-
Public utility facilities	C	C	C	C	C	C	10-5.1614, 5.1111(a), 5.1111(c)	10-10-
Schools, public and private	--	--	--	--	C	--		
Accessory uses/structures	P	P	--	P	P	P	10-5.1111(b), 5.1111(c)	10-
<u>Residential Care Facilities for the Elderly (RCFE)</u>	≡	≡	≡	≡	<u>C*</u>	≡	<u>10-5.1111(c), 10-5.1116, 10-5.1624</u>	<u>10-</u>
* <u>on properties over one acre</u>								

...
10-5.1624 Housing for senior citizens.

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...

(c) **Conditional Use Permit and Planning Commission Design Review required.** No senior housing, including senior group housing, senior citizen housing development or residential care facility for the elderly shall be approved pursuant to the standards and criteria of this section unless both a Conditional Use Permit is obtained pursuant to Section 10-5.2506 and an application for Planning Commission Design Review is approved pursuant to Section 10-5.2502

(1) **Zones where permitted by Conditional Use Permit.** Housing for senior citizens may be considered in Area 1 of the Coastal Zone in the R-3A, RMD, and RH multiple-family residential zones, in commercially zoned lots fronting Pacific Coast Highway that are also located north of Knob Hill Avenue and in all mixed-use zones. **Residential Care Facilities for the Elderly may be considered in the Coastal Zone in Public-Community Facility (P-CF) zoned lots over one acre.**

...

- D. **Proposed Amendments to Article XXVII, Section 27.6 of the City Charter.** New text amendments are shown with **bold double underlined text**; deletions are shown in **~~bold strikethrough text~~**; where existing intervening text, subsections, or sections have been omitted and are not specifically deleted, these shall not be considered amended or deleted and should therefore be considered retained in their current state (such language may be displayed as "...")

...

(g) If modifications to the Local Coastal Program ("LCP") are suggested or required as a result of the California Coastal Commission's review of the LCP amendments for the Kensington Assisted Living Facility Project, any such modifications adopted by the City Council shall not be subject to this article and shall not require further voter approval. Should such modifications to the LCP also require that the City Council adopt any other legislative amendments to ensure consistency, the City Council's adoption of those legislative amendments shall not be subject to this Article and shall not require further voter approval.

Section 3: Calculation of Maximum Total Buildout of the Project Site Under the Project and Under Existing Regulations

CEQA Project Description: As discussed above in Section 1, the Applicants have submitted permit applications to construct a two-story, 80,000 square foot Residential Care Facility for the Elderly (96 units accommodating 130 residents). Consequently, the 80,000 square foot project is the reasonably foreseeable amount of development on the project site, also referenced as the "*CEQA Project Description*." This facility will provide assisted living for the elderly, including preparation of communal meals, social activities, housekeeping, and care for those suffering from memory loss and dementia. While not required by Article XXVII, this *CEQA Project Description* has also been analyzed in this report for informational purposes. This scenario would produce approximately 346 weekday daily vehicle trips, with 18 trips occurring during the weekday morning peak hour, and 29 trips occurring during the weekday evening peak hour. This is slightly greater than the current trip generation on the project site which currently generates approximately 274 daily worker and student vehicle trips per day.

Article XXVII Project Description: Redondo Beach City Charter Article XXVII states that "If a site specific development is proposed in connection with a major change in allowable land use, and densities or intensities of use in such site-specific development are less than the densities or intensities the major change proposes, the text of the ballot shall clearly disclose the maximum total residential, commercial,

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industrial or other nonresidential buildout potential, and traffic impacts under buildout, compared to the as built condition.” (City Charter § 27.4(b).) The Applicants have requested to construct development that is less than the “maximum total residential, commercial, industrial or other nonresidential buildout potential,” therefore, for the purposes of the Article XXVII analysis, a total maximum of 440,391.6 square feet of assisted living facility has been assumed as the *Article XXVII Project Description* (accommodating up to 716 beds/residents).

The 3.37-acre project site can theoretically be built three stories tall, pursuant to the existing development standards contained in RBMC § 10- 5.1116(c); this is equivalent to a FAR of 3.0. While RBMC § 10-5.1116 includes other development standards for the project site, such as FAR and setbacks, these standards are not quantitatively defined.⁷ Therefore, the maximum theoretical buildout of the project site is 440,391.6 square feet (3.37 acres x 43,560 square feet per acre x 3 stories) based upon the three story development standards contained in RBMC § 10-5.1116(c). The analysis below, which relies upon this scenario, assumes the newly proposed land use category (i.e., Residential Care Facility for the Elderly). To calculate the number of RCFE beds that could be contained in a 440,391.6 square foot development, the City reasonably assumed a conversion rate of (1 bed per 615.385 square feet) based upon the number of beds per square foot under the *CEQA Project Description*. Therefore, the 440,391.6 square foot project site would provide for 716 beds (440,391.6 square feet / 615.385 square feet per bed). This scenario would produce approximately 1,905 weekday daily vehicle trips, with 100 trips occurring during the weekday morning peak hour, and 158 trips occurring during the weekday evening peak hour. This is greater than the current trip generation on the project site which currently generates approximately 274 daily worker and student vehicle trips per day.

Maximum Development Under Existing Applicable Land Use Designations and Zoning

Classifications: As discussed under the *Article XXVII Project Description* the Project Site can theoretically be built to 440,391.6 square feet under the existing and proposed regulations. Therefore, this scenario also assumes development on the Project Site of 440,391.6 square feet of development. As discussed in Section 2, under the existing regulations contained in RBMC § 10-5.1116, there are more than 20 broad categories of permissible land uses that could theoretically operate on the Project Site. Each of these broad categories may contain additional sub-categories, as defined under RBMC § 10-5.402. For example, a “cultural institution” is defined as including libraries, museums, aquariums, scientific research and education facilities and art galleries.

Article XXVII requires the City to calculate the traffic impacts of this scenario, based upon rates provided by the Institute for Traffic Engineers (“ITE”). However, these rates are dependent upon the specific land use categories (e.g., library, museum, aquarium). Article XXVII provides no guidance on the selection of the appropriate land use when there are multiple land use categories. Therefore, for the purposes of this analysis, it has been determined that a government office land use is the most appropriate land use for the purposes of the Article XXVII comparison, because it is similar to the existing uses on the site (i.e., the reasonably foreseeable use if the current project was not approved). This approach is consistent with the methodology utilized in the City’s other Sample Ballot Materials prepared pursuant to Article XXVII (Measure G [2010]), and is generally consistent with the California Environmental Quality Act’s discussion of the No Project Alternative. (CEQA Guidelines § 15126.6(e)(3).) This scenario would produce approximately 12,296 weekday daily vehicle trips, with 973 trips occurring during the weekday

⁷ Discretion to restrict development of individual parcels to less than the maximum number of stories permitted by the zoning may be conferred by a number of legal mechanisms, including design review procedures, conditional use permit requirements, site plan or development plan review procedures, or subdivision review. Buildout of individual properties may also be limited in practice in some cases by such considerations, such as federal and state limitations, or other environmental or economic constraints.

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morning peak hour, and 866 trips occurring during the weekday evening peak hour.⁸ This is greater than the current trip generation on the project site which currently generates approximately 274 daily worker and student vehicle trips per day.

The only distinction between this scenario and the *Article XXVII Project Description* is the difference in assumed land uses (i.e., RCFE versus government office), which results in different vehicular trip generation rates.

Section 4: Comparison of the Project to “As-Built” Conditions related to Densities and Intensities of Use

A. Introduction – Basis for Comparison With “As-Built” Conditions.

Section 27.4(b) of City Charter Article XXVII requires that the sample ballot materials provided to voters include a “description” of the “project” being presented for voter approval and that “The description shall clearly compare; the project and its traffic impacts both to the as built condition, and to existing applicable land use designations and zoning classifications, providing accurate comparative data concerning existing as well as proposed densities (in units per acre) and intensities of use (in square footage, types of use and traffic impacts).”

“As-Built condition” is defined in Section 27.2(b) as: “...the dwelling units, office and other nonresidential units, buildings and baseline traffic conditions existing at the time the city issues the notice of preparation of an environmental impact report for the major change in allowable land use, or where no such notice is issued, when the city commences environmental analysis for the major change. Illegal dwellings and other conditions that exist in violation of the City’s zoning ordinance or its local coastal program and are subject to the city’s power of abatement, may not be accounted for in the as built condition...”

The comparison with “as-built conditions” required by Section 27.4(b) thus requires a comparison with physical conditions existing at the time that environmental review for the “project” i.e., the General Plan, Coastal Land Use Plan and Coastal Zoning Ordinance amendments at issue was commenced. The Notice of Preparation for these amendments was issued by the City of Redondo Beach in December 2013.

Existing development on the 3.37-acre Project Site consists of approximately 23,242 square feet of development, contained within 10 existing single story structures; the existing average FAR is approximately 0.16. The existing structures were constructed between 1929 and 1967 and the site was previously operated a school until 1981. The Project Site was subsequently determined to be surplus school property, operated as a mental health center starting in 1985, and is currently being used for administrative and training activities by the Los Angeles County Office of Education and the Southwest Special Education Local Plan Area (SELPA). SELPA operates a 45-day special class with approximately 40 students on a rotating basis. There are a total of 47 employees plus additional instructional aides on an as needed basis. These uses generally fall within the broad land use category of governmental office/schools as defined under RBMC § 10-5.1110. The Project Site currently generates approximately 274 daily worker and student vehicle trips per day.

A comparative analysis for each planning area affected by the General Plan, Coastal Land Use Plan and Coastal Zoning Ordinance amendments is set forth below. The analysis of traffic impacts of the

⁸ As described in Section 2, different land uses produce different trip generation rates. Rates for the other land use categories allowed under the P-CF zoning are described at the end of this document in Table N.

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amendments as compared to “as built conditions” and cumulative conditions is presented in Section 6, below.

B. Comparison of the Project to the As-Built Condition (Densities and Intensities of Use)

As described in Section 3, the *CEQA Project Description* includes the construction and operation of an 80,000 square foot Residential Care Facility for the Elderly (96 units accommodating 130 residents). This would result in a FAR of 0.56. This is greater than the current amount of development on the Project site, which includes 23,242 square feet of development (FAR of 0.16). The proposed use (Residential Care Facilities for the Elderly), would also differ from the current educational administrative and training activities.

As described in Section 3, the *Article XXVII Project Description* includes the construction and operation of 440,391.6 square foot Residential Care Facility for the Elderly (accommodating 716 residents) resulting in a FAR of 3.0. This is greater than the current amount of development on the Project site, which includes 23,242 square feet of development (FAR of 0.16). The proposed use (Residential Care Facilities for the Elderly), would also differ from the current educational administrative and training activities.

Section 5: Comparison of the Project with *Maximum Development under Existing Land Use Designations and Zoning Classifications Related to Densities and Intensities of Use*

A. Introduction – Basis for Comparative Analysis.

As previously noted, Article XXVII requires that information comparing the “project” to “existing applicable land use designations and zoning classifications, providing accurate comparative data concerning existing as well as proposed densities (in units per acre) and intensities of use (in square footage, types of use and traffic impacts.” The term “land use designations” generally refers to land use designations found in applicable provisions of the City’s General Plan or Coastal Land Use Plan. The term “zoning classifications” refers to zoning assigned in the applicable zoning ordinances and related zoning maps.

In this case, the applicable land use designations and related development standards are found in the City’s General Plan, Coastal Land Use Plan, and Coastal Zoning. The existing Coastal Land Use Plan was certified by the Coastal Commission in 2010. As discussed in Section 2, the Project Site is currently designated in the General Plan Land Use Element and the Coastal Land Use Plan as “Public or Institutional” and provides for a broad range of institutional and public uses such as government facilities, schools, parks, hospitals, utility easements, public cultural facilities, public open space, and other public uses. The General Plan and the Coastal Land Use Plan do not provide quantitative development standards, and rely upon the development standards contained in the Coastal Zoning. The Project Site is zoned as “P-CF community facility zone.” The Coastal Zoning regulations for this Site are contained in RBMC, Title 10, Chapter 5, Article 2, Division 5.

More specifically, RBMC § 10-5.1116 includes the current development standards which limit development to three stories and forty-five (45) feet. These development standards include other non-quantifiable limitations, such as FAR limits and setbacks, which are dependent upon Planning Commission Design Review. RBMC § 10-5.1100 also includes the current list of permissible/conditional uses which can operate on the property. As discussed in Section 3, the City has determined that the government office land use is the reasonably foreseeable type of land use under the scenario of *Maximum Development Under Existing Applicable Land Use Designations and Zoning Classifications*.

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B. Comparison of the Project to Maximum Development under Existing Land Use Designations and Zoning Classifications Related to Densities and Intensities of Use

As described in Section 3, the *CEQA Project Description* includes the construction and operation of an 80,000 square foot Residential Care Facility for the Elderly (96 units accommodating 130 residents); this would result in a FAR of 0.56. This is less than the amount of development that could occur under *Maximum Development of the Existing Land Use Designations and Zoning Classifications*, which includes 440,391.6 square foot government office facility, resulting in a FAR of 3.0. The proposed use (Residential Care Facilities for the Elderly), would also differ from the government office use, as well as the other land use categories allowed under the existing zoning described in Section 2.

As described in Section 3, the *Article XXVII Project Description* includes the construction and operation of a 440,391.6 square foot Residential Care Facility for the Elderly (accommodating 716 residents), resulting in a FAR of 3.0. This is the same amount of development that could be constructed on the Project Site under the *Maximum Development of the Existing Land Use Designations and Zoning Classifications*. The proposed use (Residential Care Facilities for the Elderly), would differ from the government office use, as well as the other land use categories allowed under the existing zoning described in Section 2.

Table A: Comparative Summary of Allowable Land Uses and Building Intensity/Density (Harbor/Pier Area)

Allowable Uses	Existing General Plan	Existing Coastal Land Use Plan	Existing Coastal Zoning	Proposed General Plan	Proposed Coastal Land Use Plan	Proposed Zoning
Residential Uses Permitted?	No	No	No	No*	No*	No*
Commercial Uses Permitted?	No	No	No	No	No	No
Industrial Uses Permitted?	No	No	No	No	No	No
Parks, Recreation, Open Space, Other Public Uses?***	Yes	Yes	Yes	Yes	Yes	Yes
Residential Care Facility for the Elderly (RCFE) uses?	No	No	No	Yes	Yes	Yes
Building Intensity Permitted?	Relies upon the zoning	Relies upon the zoning	3 Stories and 45 Feet (Max Buildout of 440,391.6 sq. ft.)	Relies upon the zoning	Relies upon the zoning	3 Stories and 45 Feet (Max Buildout of 440,391.6 sq. ft. [716 beds/residents])

* Residential Care Facilities for the Elderly are not typically treated as a traditional “residential use,” and are generally regulated by separate provisions contained in the zoning code (RBMC § 10-5.1624). However, aspects of this use could be interpreted by some to have a residential character in a non-technical sense of the term; consequently this table notes that the proposed amendments would also allow the RCFE land use, which provide assisted living for the elderly, including communal meals, social activities, housekeeping, and care for those suffering from memory loss and dementia.

** The General Plan notes that the Public and Institutional land use (P-CF) designation/zone “encompasses a range of different public and quasi-public uses, they share a common thread in that these uses do not fit well under the typical standards for residential, commercial, or industrial uses.” (General Plan, page 2-88.) Section 2 of this document includes more detailed information on the specific permissible/conditional uses in the P-CF zone/designation.

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Section 6: Project Traffic Analysis Summary

A detailed study of potential traffic impacts of the amendments was completed by Kunzman Associates, Inc. which was prepared in consultation with the City and MIG Hogle-Ireland. The following are the conclusions of the Traffic Study. The full text of the report and its appendices may be downloaded from the City of Redondo Beach website at www.redondo.org/, copies may be viewed in the City Clerk's office or if you wish to obtain copy please call the City Clerk's office at (310) 318-0656.

The proposed "Major Changes in Allowable Land Use" consist of amendments to (1) the City's certified Coastal Land Use Plan ("CLUP"), (2) Coastal Zoning Ordinance ("CZO" contained in Title 10, Chapter 5), and (3) to the City's General Plan. These CLUP, CZO, and General Plan amendments are collectively referred to as the "Project," "amendments," or "proposed amendments." These amendments are being proposed as part of a site specific development application submitted by the Redondo Beach Unified School District and Fountain Square Development West, LLC (collectively the "Applicants").

The *Article XXVII Project Description* and the *CEQA Project Description* described above in Section 3 are compared to (1) the "As Built Condition" (also referenced as "Existing Conditions") and (2) "to existing applicable land use designations and zoning classifications."

The traffic report documents existing traffic conditions, trips generated by the project, distribution of the project trips to roads outside the project, calculation of existing plus project traffic conditions, and an analysis of future cumulative traffic conditions.

A. Summary of Significance Conclusions and Comparison of Scenarios

This section summarizes the significance conclusions and provides a comparison of the: (1) the *CEQA Project Description*, (2) the *Article XXVII Project Description*, and (3) *Maximum Development Under Existing Applicable Land Use Designations and Zoning Classifications*. The intersections described below are shown in Figure D below.

1. ***CEQA Project Description – No Significant Impacts***

The *CEQA Project Description*, which consists of 80,000 square feet (130 beds) of RCFE uses, is projected to generate approximately 346 weekday daily vehicle trips, 18 vehicles per hour during the weekday morning peak hour and 29 vehicles per hour during the weekday evening peak hour. There would be no significant traffic impacts under existing or cumulative traffic conditions under any of the impact criteria listed under City Charter § 27.2(c)(1). There would be no significant trip generation impacts under City Charter § 27.2(c)(1)(i). There would be no traffic safety or construction traffic impacts, as described in greater detail in the traffic report. (See Tables B, C, D, and E below.)

2. ***Article XXVII Project Description – Significant Trip Generation Impact, Significant Impact at Intersection #11***

The *Article XXVII Project Description*, which consists of a 440,391.6 square foot assisted living facility (716 beds) is projected to generate approximately 1,905 weekday daily vehicle trips, 100 vehicles per hour during the weekday morning peak hour and 158 vehicles per hour during the weekday evening peak hour. Significant impacts (cumulatively considerable contribution) would occur under existing and cumulative traffic conditions at Pacific Coast Highway/Palos Verdes Boulevard (Intersection #11) during the evening peak hour. No mitigation is recommended because the Applicant has not proposed 440,391.6 square feet of development, and is only proposing 80,000 square feet of development (and there is no significant project level or cumulative impact under that scenario). Consequently, there would not be a

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legal basis upon which to require mitigation from the Applicant. The *Article XXVII Project Description* would generate more than 150 evening peak hour trips under City Charter § 27.2(c)(1)(i), this significant impact would not, however, be specific to any specific intersection/corridor. There would be no traffic safety or construction traffic impacts, as described in greater detail in the traffic report. (See Tables F, G, H, and I below.)

The proposed amendments under the *Article XXVII Project Description* would, however, generate fewer operational trips and result in a reduction in the number of significantly impacted intersections in comparison to *Maximum Development Under Existing Applicable Land Use Designations and Zoning Classifications*. Impacts under the *Article XXVII Project Description* would be greater in comparison to the *CEQA Project Description*, which was summarized in the previous subsection.

3. ***Maximum Development Under Existing Applicable Land Use Designations and Zoning Classifications – Significant Trip Generation Impact, Significant Impact at Intersections # 8 and #11***

Maximum Development Under Existing Applicable Land Use Designations and Zoning Classifications, consists of 440,391.6 square feet of government office complex land use, and is projected to generate approximately 12,296 weekday daily vehicle trips, 973 vehicles per hour during the weekday morning peak hour and 1,255 vehicles per hour during the weekday evening peak hour. Significant impacts would occur under existing plus project traffic conditions at Pacific Coast Highway/Palos Verdes Boulevard (Intersection #11) during the evening peak hour. Significant impacts (cumulatively considerable contributions) would occur under cumulative traffic conditions at Pacific Coast Highway/Knob Hill Avenue (Intersection #8) during the evening peak hour, and Pacific Coast Highway/Palos Verdes Boulevard (Intersection #11) during the morning and evening peak hours. (See Tables, J, K, L, and M below.) *Maximum Development under Existing Applicable Land Use Designations and Zoning Classifications* would generate more than 150 peak hour trips under City Charter § 27.2(c)(1)(i), this significant impact would not however be specific to any individual intersection/corridor. There would be no traffic safety or construction traffic impacts, as described in greater detail in the traffic report.

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B. Detailed Analysis of Traffic Impacts

The following tables provide the detailed calculations associated with the City's conclusions described in Section 6(a). These tables, along with additional discussion of methodology are provided in the detail Traffic Report.

1. *CEQA Project Description Tables*

Table B: Existing Plus Project Daily Roadway Segment Volumes, Levels of Service and Significant Impact Analysis (*CEQA Project Description*)

Segment	Jurisdiction	Existing		Existing Plus Project	
		Daily Volume	Level of Service	Daily Volume	Level of Service
Catalina Avenue:					
Torrance Boulevard to Knob Hill Avenue	Redondo Beach	12,000	D	12,018	D
Knob Hill Avenue to Avenue I	Redondo Beach	9,900	D	9,918	D
Pacific Coast Highway:					
Torrance Boulevard to Knob Hill Avenue	Caltrans	41,000	E	41,138	E
Knob Hill Avenue to Palos Verdes Boulevard	Caltrans	34,100	D	34,204	D
Prospect Avenue:					
Pearl Street to Knob Hill Avenue	Redondo Beach	13,700	E	13,718	E
Knob Hill Avenue to Palos Verdes Boulevard	Redondo Beach	12,200	E	12,218	E

* The Project would not result in a change in the segment Level of Service, therefore impacts would be less than significant.

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Table C: Existing Plus Project Intersection Significant Impact Analysis (CEQA Project Description)

Intersection	Jurisdiction	Peak Hour	Existing Plus Project									
			Existing		Without Improvements				With Improvements			
			Intersection Capacity Utilization	Level of Service	Intersection Capacity Utilization	Level of Service	Project Impact	Significant Impact	Intersection Capacity Utilization	Level of Service	Project Impact	Significant Impact
Catalina Avenue (NS) at: Esplanada/Pearl Street (EW) - #1 Knob Hill Avenue (EW) - #2 Avenue C (EW) - #3 Avenue F (EW) - #4	Redondo Beach	Morning	0.275	A	0.276	A	0.000	No				
		Evening	0.219	A	0.219	A	0.000	No				
	Redondo Beach	Morning	0.217	A	0.217	A	0.000	No				
		Evening	0.222	A	0.223	A	0.001	No				
	Redondo Beach	Morning	0.151	A	0.151	A	0.000	No				
		Evening	0.162	A	0.162	A	0.000	No				
	Redondo Beach	Morning	0.141	A	0.142	A	0.001	No				
		Evening	0.171	A	0.171	A	0.000	No				
Elvira Avenue (NS) at: Knob Hill Avenue (EW) - #5	Redondo Beach	Morning	0.130	A	0.139	A	0.009	No				
		Evening	0.125	A	0.145	A	0.020	No				
Pacific Coast Highway (NS) at: Torrance Boulevard (EW) - #6 Francisca Avenue/Sapphire Street (EW) ⁴ - #7 Knob Hill Avenue (EW) - #8 Avenue C (EW) - #9 Avenue F (EW) - #10 Palos Verdes Boulevard (EW) - #11	Caltrans	Morning	0.792	C	0.793	C	0.001	No				
		Evening	0.694	B	0.696	B	0.002	No				
	Caltrans	Morning	0.497	A	0.498	A	0.001	No				
		Evening	0.587	A	0.588	A	0.001	No				
	Caltrans	Morning	0.505	A	0.509	A	0.004	No				
		Evening	0.555	A	0.561	A	0.006	No				
	Caltrans	Morning	0.477	A	0.478	A	0.001	No				
		Evening	0.513	A	0.514	A	0.001	No				
	Caltrans	Morning	0.447	A	0.449	A	0.002	No				
		Evening	0.537	A	0.538	A	0.001	No				
	Caltrans	Morning	0.776	C	0.778	C	0.002	No				
		Evening	0.951	E	0.954	E	0.003	No				
Prospect Avenue (NS) at: Camino Real (EW) - #12 Knob Hill Avenue (EW) - #13	Redondo Beach	Morning	0.612	B	0.612	B	0.000	No				
		Evening	0.590	A	0.590	A	0.000	No				
	Redondo Beach	Morning	0.443	A	0.445	A	0.002	No				
		Evening	0.436	A	0.440	A	0.004	No				

Table D: Existing Plus Cumulative Plus Project Daily Roadway Segment Volumes, Levels of Service and Significant Impact Analysis (CEQA Project Description)

Segment	Jurisdiction	Existing Plus Cumulative Growth		Existing Plus Cumulative Growth Plus Project	
		Daily Volume	Level of Service	Daily Volume	Level of Service
Catalina Avenue: Torrance Boulevard to Knob Hill Avenue Knob Hill Avenue to Avenue I	Redondo Beach	13,200	D	13,218	D
	Redondo Beach	10,890	E	10,908	E
Pacific Coast Highway: Torrance Boulevard to Knob Hill Avenue Knob Hill Avenue to Palos Verdes Boulevard	Caltrans	45,100	E	45,238	E
	Caltrans	37,510	D	37,614	D
Prospect Avenue: Pearl Street to Knob Hill Avenue Knob Hill Avenue to Palos Verdes Boulevard	Redondo Beach	15,070	E	15,088	E
	Redondo Beach	13,420	E	13,438	E

* The Project would not result in a change in the segment Level of Service, therefore impacts would be less than significant.

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Table E: Existing Plus Cumulative Plus Project Intersection Significant Impact Analysis (CEQA Project Description)

Intersection	Jurisdiction	Peak Hour	Existing Plus Cumulative Growth		Existing Plus Cumulative Growth Plus Project							
			Intersection Capacity Utilization	Level of Service	Without Improvements				With Improvements			
					Intersection Capacity Utilization	Level of Service	Project Impact	Significant Impact	Intersection Capacity Utilization	Level of Service	Project Impact	Significant Impact
Catalina Avenue (NS) at: Esplanade/Pearl Street (EW) - #1 Knob Hill Avenue (EW) - #2 Avenue C (EW) - #3 Avenue F (EW) - #4	Redondo Beach	Morning	0.304	A	0.304	A	0.000	No				
		Evening	0.251	A	0.252	A	0.001	No				
	Redondo Beach	Morning	0.238	A	0.239	A	0.001	No				
		Evening	0.244	A	0.245	A	0.001	No				
	Redondo Beach	Morning	0.166	A	0.166	A	0.009	No				
		Evening	0.185	A	0.185	A	0.001	No				
	Redondo Beach	Morning	0.155	A	0.156	A	0.001	No				
		Evening	0.188	A	0.189	A	0.001	No				
Elvira Avenue (NS) at: Knob Hill Avenue (EW) - #5	Redondo Beach	Morning	0.141	A	0.149	A	0.008	No				
		Evening	0.137	A	0.157	A	0.020	No				
Pacific Coast Highway (NS) at: Torrance Boulevard (EW) - #6 Francisca Avenue/Sapphire Street (EW) ¹ - #7 Knob Hill Avenue (EW) - #8 Avenue C (EW) - #9 Avenue F (EW) - #10 Palos Verdes Boulevard (EW) - #11	Caltrans	Morning	0.871	D	0.872	D	0.001	No				
		Evening	0.763	C	0.765	C	0.002	No				
	Caltrans	Morning	0.546	A	0.547	A	0.001	No				
		Evening	0.645	B	0.647	B	0.002	No				
	Caltrans	Morning	0.567	A	0.567	A	0.000	No				
		Evening	0.610	B	0.616	B	0.006	No				
	Caltrans	Morning	0.524	A	0.526	A	0.002	No				
		Evening	0.564	A	0.566	A	0.002	No				
	Caltrans	Morning	0.492	A	0.493	A	0.001	No				
		Evening	0.593	A	0.595	A	0.002	No				
	Caltrans	Morning	0.854	D	0.855	D	0.001	No				
		Evening	1.046	F	1.049	F	0.003	No				
Prospect Avenue (NS) at: Camino Real (EW) - #12 Knob Hill Avenue (EW) - #13	Redondo Beach	Morning	0.673	B	0.673	B	0.000	No				
		Evening	0.648	B	0.649	B	0.001	No				
	Redondo Beach	Morning	0.487	A	0.489	A	0.002	No				
		Evening	0.480	A	0.484	A	0.004	No				

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2. Article XXVII Project Description Tables

Table F: Existing Plus Project Daily Roadway Segment Volumes, Levels of Service and Significant Impact Analysis (Article XXVII Project Description)

Segment	Jurisdiction	Existing		Existing Plus Project	
		Daily Volume	Level of Service	Daily Volume	Level of Service
Catalina Avenue:					
Torrance Boulevard to Knob Hill Avenue	Redondo Beach	12,000	D	12,096	D
Knob Hill Avenue to Avenue I	Redondo Beach	9,900	D	9,996	D
Pacific Coast Highway:					
Torrance Boulevard to Knob Hill Avenue	Caltrans	41,000	E	41,762	E
Knob Hill Avenue to Palos Verdes Boulevard	Caltrans	34,100	D	34,672	D
Prospect Avenue:					
Pearl Street to Knob Hill Avenue	Redondo Beach	13,700	E	13,796	E
Knob Hill Avenue to Palos Verdes Boulevard	Redondo Beach	12,200	E	12,296	E

* The Project would not result in a change in the segment Level of Service, therefore impacts would be less than significant.

Table G: Existing Plus Project Intersection Significant Impact Analysis (Article XXVII Project Description)

Intersection	Jurisdiction	Peak Hour	Existing		Existing Plus Project							
			Intersection Capacity Utilization	Level of Service	Without Improvements				With Improvements			
					Intersection Capacity Utilization	Level of Service	Project Impact	Significant Impact	Intersection Capacity Utilization	Level of Service	Project Impact	Significant Impact
Catalina Avenue (NS) at:												
Esplanada/Pearl Street (EW) - #1	Redondo Beach	Morning	0.276	A	0.277	A	0.001	No				
		Evening	0.219	A	0.220	A	0.001	No				
Knob Hill Avenue (EW) - #2	Redondo Beach	Morning	0.217	A	0.220	A	0.003	No				
		Evening	0.222	A	0.225	A	0.003	No				
Avenue C (EW) - #3	Redondo Beach	Morning	0.151	A	0.152	A	0.001	No				
		Evening	0.162	A	0.163	A	0.001	No				
Avenue F (EW) - #4	Redondo Beach	Morning	0.141	A	0.142	A	0.001	No				
		Evening	0.171	A	0.172	A	0.001	No				
Elvira Avenue (NS) at:												
Knob Hill Avenue (EW) - #5	Redondo Beach	Morning	0.130	A	0.196	A	0.066	No				
		Evening	0.125	A	0.231	A	0.105	No				
Pacific Coast Highway (NS) at:												
Torrance Boulevard (EW) - #6	Caltrans	Morning	0.792	C	0.796	C	0.004	No				
		Evening	0.694	B	0.705	C	0.011	No				
Francisca Avenue/Sapphire Street (EW) ¹ - #7	Caltrans	Morning	0.497	A	0.501	A	0.004	No				
		Evening	0.587	A	0.596	A	0.009	No				
Knob Hill Avenue (EW) - #8	Caltrans	Morning	0.505	A	0.523	A	0.018	No				
		Evening	0.555	A	0.591	A	0.036	No				
Avenue C (EW) - #9	Caltrans	Morning	0.477	A	0.483	A	0.006	No				
		Evening	0.513	A	0.521	A	0.008	No				
Avenue F (EW) - #10	Caltrans	Morning	0.447	A	0.453	A	0.006	No				
		Evening	0.537	A	0.545	A	0.008	No				
Palos Verdes Boulevard (EW) - #11	Caltrans	Morning	0.776	C	0.782	C	0.006	No	0.760	C	-0.016	No
		Evening	0.951	E	0.952	E	0.011	Yes	0.845	D	-0.105	No
Prospect Avenue (NS) at:												
Camino Real (EW) - #12	Redondo Beach	Morning	0.612	B	0.613	B	0.001	No				
		Evening	0.590	A	0.591	A	0.001	No				
Knob Hill Avenue (EW) - #13	Redondo Beach	Morning	0.443	A	0.452	A	0.009	No				
		Evening	0.436	A	0.452	A	0.016	No				

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*While mitigation could be imposed to reduce the impact at Intersection 11 to less than significant by adding a southbound right turn lane, this mitigation is not recommended for adoption, as described above.

Table H: Existing Plus Cumulative Plus Project Daily Roadway Segment Volumes, Levels of Service and Significant Impact Analysis (*Article XXVII Project Description*)

Segment	Jurisdiction	Existing Plus Cumulative Growth		Existing Plus Cumulative Growth Plus Project	
		Daily Volume	Level of Service	Daily Volume	Level of Service
Catalina Avenue:					
Torrance Boulevard to Knob Hill Avenue	Redondo Beach	13,200	D	13,296	D
Knob Hill Avenue to Avenue I	Redondo Beach	10,890	E	10,986	E
Pacific Coast Highway:					
Torrance Boulevard to Knob Hill Avenue	Caltrans	45,100	E	45,862	E
Knob Hill Avenue to Palos Verdes Boulevard	Caltrans	37,510	D	38,082	D
Prospect Avenue:					
Pearl Street to Knob Hill Avenue	Redondo Beach	15,070	E	15,166	E
Knob Hill Avenue to Palos Verdes Boulevard	Redondo Beach	13,420	E	13,516	E

* The Project would not result in a change in the segment Level of Service, therefore impacts would be less than significant.

Table I: Existing Plus Cumulative Plus Project Intersection Significant Impact Analysis (*Article XXVII Project Description*)

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Intersection	Jurisdiction	Peak Hour	Existing Plus Cumulative Growth		Existing Plus Cumulative Growth Plus Project							
			Without Improvements				With Improvements					
			Intersection Capacity Utilization	Level of Service	Intersection Capacity Utilization	Level of Service	Project Impact	Significant Impact	Intersection Capacity Utilization	Level of Service	Project Impact	Significant Impact
Catalina Avenue (NS) at:												
Esplanade/Pearl Street (EW) - #1	Redondo Beach	Morning	0.304	A	0.304	A	0.000	No				
		Evening	0.251	A	0.253	A	0.002	No				
Knob Hill Avenue (EW) - #2												
	Redondo Beach	Morning	0.238	A	0.242	A	0.004	No				
		Evening	0.244	A	0.248	A	0.004	No				
Avenue C (EW) - #3												
	Redondo Beach	Morning	0.166	A	0.167	A	0.001	No				
		Evening	0.185	A	0.187	A	0.002	No				
Avenue F (EW) - #4												
	Redondo Beach	Morning	0.155	A	0.156	A	0.001	No				
		Evening	0.183	A	0.190	A	0.002	No				
Elvira Avenue (NS) at:												
Knob Hill Avenue (EW) - #5												
	Redondo Beach	Morning	0.141	A	0.209	A	0.068	No				
		Evening	0.137	A	0.244	A	0.107	No				
Pacific Coast Highway (NS) at:												
Torrance Boulevard (EW) - #6												
	Caltrans	Morning	0.871	D	0.876	D	0.005	No				
		Evening	0.763	C	0.774	C	0.011	No				
Francisca Avenue/Sapphire Street (EW) - #7												
	Caltrans	Morning	0.546	A	0.551	A	0.005	No				
		Evening	0.645	B	0.655	B	0.010	No				
Knob Hill Avenue (EW) - #8												
	Caltrans	Morning	0.567	A	0.574	A	0.007	No				
		Evening	0.610	B	0.646	B	0.036	No				
Avenue C (EW) - #9												
	Caltrans	Morning	0.524	A	0.530	A	0.006	No				
		Evening	0.564	A	0.572	A	0.008	No				
Avenue F (EW) - #10												
	Caltrans	Morning	0.492	A	0.498	A	0.006	No				
		Evening	0.593	A	0.601	B	0.008	No				
Palos Verdes Boulevard (EW) - #11												
	Caltrans	Morning	0.854	D	0.859	D	0.005	No	0.835	D	-0.019	No
		Evening	1.046	F	1.057	F	0.011	Yes	0.930	E	-0.116	No
Prospect Avenue (NS) at:												
Camino Real (EW) - #12												
	Redondo Beach	Morning	0.673	B	0.674	B	0.001	No				
		Evening	0.648	B	0.650	B	0.002	No				
Knob Hill Avenue (EW) - #13												
	Redondo Beach	Morning	0.487	A	0.497	A	0.010	No				
		Evening	0.480	A	0.496	A	0.016	No				

*While mitigation could be imposed to reduce the impact at Intersection 11 to less than significant by adding a southbound right turn lane, this mitigation is not recommended for adoption, as described above.

3. *Maximum Development Under Existing Applicable Land Use Designations and Zoning Classification Tables*

Table J: Existing Plus Project Daily Roadway Segment Volumes, Levels of Service and Significant Impact Analysis (*Maximum Development Under Existing Applicable Land Use Designations and Zoning Classification*)

Segment	Jurisdiction	Existing		Existing Plus Project	
		Daily Volume	Level of Service	Daily Volume	Level of Service
Catalina Avenue:					
Torrance Boulevard to Knob Hill Avenue	Redondo Beach	12,000	D	12,614	D
Knob Hill Avenue to Avenue I	Redondo Beach	9,900	D	10,514	D
Pacific Coast Highway:					
Torrance Boulevard to Knob Hill Avenue	Caltrans	41,000	E	44,688	E
Knob Hill Avenue to Palos Verdes Boulevard	Caltrans	34,100	D	37,174	D
Prospect Avenue:					
Pearl Street to Knob Hill Avenue	Redondo Beach	13,700	E	14,930	E
Knob Hill Avenue to Palos Verdes Boulevard	Redondo Beach	12,200	E	12,814	E

* The Project would not result in a change in the segment Level of Service, therefore impacts would be less than significant.

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Table K: Existing Plus Project Intersection Significant Impact Analysis (Maximum Development Under Existing Applicable Land Use Designations and Zoning Classification)

Intersection	Jurisdiction	Peak Hour	Existing		Existing Plus Project							
			Intersection Capacity Utilization	Level of Service	Without Improvements				With Improvements			
					Intersection Capacity Utilization	Level of Service	Project Impact	Significant Impact	Intersection Capacity Utilization	Level of Service	Project Impact	Significant Impact
Catalina Avenue (NS) at: Esplanada/Pearl Street (EW) - #1 Knob Hill Avenue (EW) - #2 Avenue C (EW) - #3 Avenue F (EW) - #4	Redondo Beach	Morning	0.276	A	0.278	A	0.002	No				
		Evening	0.219	A	0.233	A	0.014	No				
	Redondo Beach	Morning	0.217	A	0.248	A	0.031	No				
		Evening	0.222	A	0.256	A	0.034	No				
	Redondo Beach	Morning	0.151	A	0.164	A	0.013	No				
		Evening	0.162	A	0.176	A	0.014	No				
	Redondo Beach	Morning	0.141	A	0.155	A	0.014	No				
		Evening	0.171	A	0.185	A	0.014	No				
Elvira Avenue (NS) at: Knob Hill Avenue (EW) - #5	Redondo Beach	Morning	0.130	A	0.749	C	0.619	No				
		Evening	0.125	A	0.673	B	0.548	No				
Pacific Coast Highway (NS) at: Torrance Boulevard (EW) - #6 Francisca Avenue/Sapphire Street (EW) ⁴ - #7 Knob Hill Avenue (EW) - #8 Avenue C (EW) - #9 Avenue F (EW) - #10 Palos Verdes Boulevard (EW) - #11	Caltrans	Morning	0.792	C	0.821	D	0.029	No				
		Evening	0.694	B	0.778	C	0.084	No				
	Caltrans	Morning	0.497	A	0.507	A	0.010	No				
		Evening	0.587	A	0.625	B	0.038	No				
	Caltrans	Morning	0.505	A	0.782	C	0.283	No				
		Evening	0.555	A	0.893	D	0.338	No				
	Caltrans	Morning	0.477	A	0.547	A	0.070	No				
		Evening	0.513	A	0.583	A	0.070	No				
	Caltrans	Morning	0.447	A	0.518	A	0.071	No				
		Evening	0.537	A	0.607	B	0.070	No				
	Caltrans	Morning	0.776	C	0.838	D	0.062	No	0.810	D	0.034	No
		Evening	0.951	E	1.033	E	0.082	Yes	0.905	E	-0.046	No
Prospect Avenue (NS) at: Camino Real (EW) - #12 Knob Hill Avenue (EW) - #13	Redondo Beach	Morning	0.612	B	0.616	B	0.004	No				
		Evening	0.590	A	0.617	B	0.027	No				
	Redondo Beach	Morning	0.443	A	0.553	A	0.110	No				
		Evening	0.436	A	0.675	B	0.239	No				

Table L: Existing Plus Cumulative Plus Project Daily Roadway Segment Volumes, Levels of Service and Significant Impact Analysis (Maximum Development Under Existing Applicable Land Use Designations and Zoning Classification)

Segment	Jurisdiction	Existing Plus		Existing Plus Cumulative	
		Cumulative Growth		Growth Plus Project	
		Daily Volume	Level of Service	Daily Volume	Level of Service
Catalina Avenue: Torrance Boulevard to Knob Hill Avenue Knob Hill Avenue to Avenue I	Redondo Beach	13,200	D	13,814	D
	Redondo Beach	10,890	E	11,504	E
Pacific Coast Highway: Torrance Boulevard to Knob Hill Avenue Knob Hill Avenue to Palos Verdes Boulevard	Caltrans	45,100	E	48,788	E
	Caltrans	37,510	D	40,584	D
Prospect Avenue: Pearl Street to Knob Hill Avenue Knob Hill Avenue to Palos Verdes Boulevard	Redondo Beach	15,070	E	16,300	E
	Redondo Beach	13,420	E	14,034	E

* The Project would not result in a change in the segment Level of Service, therefore impacts would be less than significant.

EXHIBIT B

**Table M: Existing Plus Cumulative Plus Project Intersection Significant Impact Analysis
(Maximum Development Under Existing Applicable Land Use Designations and Zoning Classification)**

Intersection	Jurisdiction	Peak Hour	Existing Plus Cumulative Growth		Existing Plus Cumulative Growth Plus Project									
			Capacity Utilization	Level of Service	Without Improvements				With Improvements					
					Intersection Capacity Utilization	Level of Service	Project Impact	Significant Impact	Intersection Capacity Utilization	Level of Service	Project Impact	Significant Impact		
Catalina Avenue (NS) at:														
Esplanade/Pearl Street (EW) - #1	Redondo Beach	Morning	0.304	A	0.395	A	0.001	No						
		Evening	0.251	A	0.258	A	0.007	No						
Knob Hill Avenue (EW) - #2	Redondo Beach	Morning	0.238	A	0.269	A	0.031	No						
		Evening	0.244	A	0.278	A	0.034	No						
Avenue C (EW) - #3	Redondo Beach	Morning	0.166	A	0.180	A	0.014	No						
		Evening	0.185	A	0.199	A	0.014	No						
Avenue F (EW) - #4	Redondo Beach	Morning	0.155	A	0.169	A	0.014	No						
		Evening	0.188	A	0.203	A	0.015	No						
Elvira Avenue (NS) at:														
Knob Hill Avenue (EW) - #5	Redondo Beach	Morning	0.141	A	0.762	C	0.621	No						
		Evening	0.137	A	0.686	B	0.549	No						
Pacific Coast Highway (NS) at:														
Terrance Boulevard (EW) - #6	Caltrans	Morning	0.871	D	0.896	D	0.025	No						
		Evening	0.763	C	0.845	D	0.082	No						
Francisca Avenue/Sapphire Street (EW) ⁴ - #7	Caltrans	Morning	0.546	A	0.557	A	0.011	No						
		Evening	0.645	B	0.684	B	0.039	No						
Knob Hill Avenue (EW) - #8	Caltrans	Morning	0.567	A	0.823	D	0.256	No	0.775	C	0.208	No		
		Evening	0.610	B	0.945	E	0.335	Yes	0.897	D	0.287	No		
Avenue C (EW) - #9	Caltrans	Morning	0.524	A	0.594	A	0.070	No						
		Evening	0.564	A	0.634	B	0.070	No						
Avenue F (EW) - #10	Caltrans	Morning	0.492	A	0.562	A	0.070	No						
		Evening	0.593	A	0.664	B	0.071	No						
Palos Verdes Boulevard (EW) - #11	Caltrans	Morning	0.854	D	0.913	E	0.059	Yes	0.882	D	0.028	No		
		Evening	1.046	F	1.129	F	0.083	Yes	0.988	E	-0.058	No		
Prospect Avenue (NS) at:														
Camino Real (EW) - #12	Redondo Beach	Morning	0.673	B	0.677	B	0.004	No						
		Evening	0.648	B	0.676	B	0.028	No						
Knob Hill Avenue (EW) - #13	Redondo Beach	Morning	0.487	A	0.587	A	0.100	No						
		Evening	0.480	A	0.718	C	0.238	No						

EXHIBIT B

Table N: Comparison of Other Land Use Trip Generation Rates Allowed under the P-CF Zoning

Land Use	ITE Code	Units ²	Peak Hour						Daily
			Morning			Evening			
			Inbound	Outbound	Total	Inbound	Outbound	Total	
Trip Generation Rates									
City Park	411	AC	2.52	1.98	4.50	2.00	1.51	3.50	1.89
County Park	412	AC	0.01	0.01	0.02	0.05	0.04	0.09	2.28
Beach Park	415	AC	0.28	0.20	0.48	0.38	0.92	1.30	29.81
Regional Park	417	AC	0.09	0.06	0.15	0.09	0.11	0.20	4.57
Daycare Center	565	TSF	6.46	5.72	12.18	5.80	6.54	12.34	74.06
Recreational Community Center	495	TSF	1.35	0.70	2.05	1.34	1.40	2.74	33.82
Government Office Building	730	TSF	4.94	0.94	5.88	0.38	0.83	1.21	68.93
State Motor Vehicles Department	731	TSF	NA	NA	9.84	NA	NA	17.09	166.02
US Post Office	732	TSF	4.28	3.95	8.23	5.72	5.50	11.22	108.19
Hospital	610	TSF	0.60	0.35	0.95	0.35	0.58	0.93	13.22
Clinic	630	TSF	NA	NA	NA	NA	NA	5.18	31.45
Medical Dental Office	720	TSF	1.89	0.50	2.39	1.00	2.57	3.57	36.13
Nursery (Garden Center)	817	TSF	NA	NA	2.43	NA	NA	6.94	68.10
Nursery (Wholesale)	818	TSF	NA	NA	2.40	NA	NA	5.17	39.00
Elementary School	520	ST	0.25	0.20	0.45	0.07	0.08	0.15	1.29
Middle/Junior High School	522	ST	0.30	0.24	0.54	0.08	0.08	0.16	1.62
High School	530	ST	0.29	0.14	0.43	0.06	0.07	0.13	1.71
Private School (K-8)	534	ST	0.50	0.41	0.90	0.28	0.32	0.60	NA
Private School (K-12)	536	ST	0.49	0.32	0.81	0.07	0.10	0.17	2.48
Junior/Community College	540	ST	0.10	0.02	0.12	0.08	0.04	0.12	1.23
University/College	550	ST	0.13	0.04	0.17	0.05	0.12	0.17	1.71

*Rates based upon the Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012. AC = Acres; TSF=Thousand Square Feet; ST=Students

EXHIBIT B

Figure D.
Project Location Map

