APPLICATION FOR AN AMENDMENT TO A PREVIOUSLY APPROVED ADMINISTRATIVE DESIGN REVIEW FOR A 2 - 3 UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT

1. PURPOSE:
The purpose of the Administrative Design Review process is to review certain uses permitted by right to ensure that the establishment of those uses will not adversely affect surrounding similar uses and properties, nor disrupt the orderly development of the community. It is the express intent of the City to treat residential condominiums differently from apartments and other like structures due to the unique nature of condominium ownership whereby separate households, each with a vested ownership in their own dwelling unit, live in close proximity to one another and are bound together in an association which is responsible for the cooperative maintenance and management of improvements within the common area of the development.

The purpose of the Administrative Design Review process is to ensure quality, compatibility, originality, variety, and innovation in the architecture, design, landscaping, and site planning of the proposed project (see criteria in Section 10-2.2500(B), Chapter 2, Title 10 of the Redondo Beach Municipal Code).

In order to make its decision on a proposed condominium project, the Planning Division must review a complete application, including the concurrent filing of the Administrative Design Review application and the Condominium Subdivision application. The Planning Division is wholly dependent on the applicant to provide all information necessary to enable the Division to reach an informed decision. An application must contain all information, either written or graphic, necessary for the Division to determine that the proposed project will be consistent with the Redondo Beach General Plan, the Municipal Code, and will be generally compatible with the surrounding area and free from unacceptable adverse impacts. Conversely, a vague, sketchy, incomplete or non-specific application will make it difficult for the Division to approve the request.

2. INSTRUCTIONS FOR FILING:
   a. Application Form
      1) All information in this application shall be typed or legibly printed in ink.
      2) Give full and complete answers to all questions.
      3) If necessary, attach extra sheets to answer questions fully.
   b. Application Fee
      At the time of filing payment of the application fee is required.
   c. Attachments Required
      • 8 copies of the plot plan, floor plans and elevation plans, on sheets no larger than 18” X 24” (See Instructions for Graphic Portions);
      • 2 complete sets of full scale drawings of the plot plan, floor plans and elevation plans;
      • 1 copy of the completed Amendment to Administrative Design Review Application;

3. LIMITATIONS:
   a. An Administrative Design Review shall become null and void unless vested within 36 months after the date of approval.
   b. The applicant must comply with all conditions set forth by the Notice of Decision as a result of the administrative decision of the Planning Division, or, if appealed, during the Administrative public hearing by the Planning Commission or the City Council. If this is not done, the approval shall be subject to revocation pursuant to the provisions of Sections 10-2.2550(N), 10-2.2502(K) and 10-2.2506(K) of the Municipal Code.
4. **PROCEDURE:**
   a. The application for Amendment to a previously approved Administrative Design Review shall be filed with the Planning Division by the monthly project filing deadline (verify the exact filing deadline with the Planning Division).
   
   b. Public notification stating the nature of the application and pending decision is released 10 working days prior to project decision. Included are signs posted on the subject property, and letters sent by first class mail to property owners within 100 feet of the subject property.
   
   c. The Planning Division’s decision on this application shall be final and conclusive unless, within 10 days of the date of said decision, a written appeal requesting a public hearing before the Planning Commission is filed with the Planning Division, and all required fees for said appeal are paid in full.

**INSTRUCTIONS FOR GRAPHIC PORTIONS OF THE APPLICATION**

A. **INSTRUCTIONS FOR PREPARATION**

(All plans must be drawn to scale and fully dimensioned.)

a. A site plan, floor plan, and elevations of the project drawn to scale and dimensioned, graphically representing the proposed development or changes in existing conditions contemplated by the applicant, **must be submitted with the application at the time of filing.** Otherwise, the application will not be accepted until such time as the site plan, floor plan, and elevation plans are completed and provided.

b. **Size:** 8½" X 11" up to 18" X 24". Larger sizes must be approved by the Planning Division.

c. **Scale:** Preferably at least 1/8" =1'. Larger scales up to 1/4"=1' may be used to show development on small lots. Scale used must be sufficiently large to be clearly legible and show project details.

d. **Contents:**
   1) North arrow.
   2) Title block (showing the address of subject property, name and address of person who prepared the map, scale of map, and date).
   3) All boundary lines of subject property fully dimensioned, showing the name and location of abutting streets.
   4) Existing topography and proposed grading
   5) Existing trees with a trunk diameter of six inches (6") or greater.
   6) All buildings and structures, and the uses within each room.
   7) Improvements in the public right of way, including location of sidewalk, parkway, curb, gutter, street width to centerline, and dedications.
   8) Exterior lighting.
   9) Easements.
   10) Off-street parking areas, including the stall striping, aisles, and driveways.
   11) Setbacks and spaces between buildings.
   12) Walls, fences, and landscaping and their location, height, and materials.
   13) Landscaping areas.
   14) Trash and recycling facilities.
   15) The architectural elevations of all sides of all structures depicting design, color, materials, textures, ornaments, or other architectural features.
   16) The location, dimensions, and design of all signs.
   17) A section of the building as it relates to the existing topography and proposed grading where the slope of the site is greater than four (4) feet;
   18) Such other data as may be required to demonstrate that the project meets the standards and criteria of Chapter 2, Title 10 of the Redondo Beach Municipal Code

B. **OTHER EXHIBITS:**

Additional graphic materials to illustrate the project are always helpful to the Planning Division and are suggested as exhibits to accompany this application. Typical exhibits are: photographs, renderings, color and materials board, and models.
Application is hereby made to the Planning Division of the City of Redondo Beach, for Administrative Design Review to establish condominium usage, pursuant to Section 10-2.2500 or 10-5.2500, Title 10 of the Redondo Beach Municipal Code.

### PART I - GENERAL INFORMATION

<table>
<thead>
<tr>
<th>A</th>
<th>APPLICANT INFORMATION</th>
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<tbody>
<tr>
<td>STREET ADDRESS OF PROPERTY:</td>
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<td>EXACT LEGAL DESCRIPTION OF THE PROPERTY:</td>
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<tr>
<td>LOT: BLOCK: TRACT:</td>
<td>ZONING:</td>
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<tr>
<td>RECORDED OWNER'S NAME:</td>
<td>AUTHORIZED AGENT'S NAME:</td>
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<td>MAILING ADDRESS:</td>
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<td>TELEPHONE:</td>
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<td>PROJECT DEVELOPER:</td>
<td>PROJECT ARCHITECT/FIRM/PRINCIPAL:</td>
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<td>MAILING ADDRESS:</td>
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<td>TELEPHONE:</td>
<td>TELEPHONE: LICENSE NO.</td>
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### B | PROJECT PLANS

For new construction, 2 enlarged sets of conceptual plans, and 8 reduced copies of each sheet shall be submitted as part of this application (see Instructions for Graphic Portions of the Application). These plans shall consist of: I. Site Plan (including property lines and adjacent uses); II. Floor Plans (fully dimensioned); III. Building Elevations (showing natural and finished grades); IV. Transverse and Longitudinal Sections (showing natural grades); and V. Roof Plan.
C  PROJECT DESCRIPTION: Give the following data for the project:

1. Area of project site: ___________ square feet: _______ acres.
2. Land coverage of buildings: _______ square feet: _______%.
3. Landscaped area: ___________ square feet: _______%.
4. Number of units: _______ Minimum size of units: ___________ Lot area per unit: ___________
5. Number of parking spaces assigned to units: _______ Assigned to guests: _______ Total: _______
6. Number of stories: ___________ Maximum height: _______.
7. Compute the outdoor living space serving each unit (i.e., patios, decks, balconies, etc.) using the table below:

<table>
<thead>
<tr>
<th>UNIT NUMBER</th>
<th>TYPE OF SPACE AND DIMENSIONS (deck, balcony, patio, yard, etc.)</th>
<th>ACTUAL AREA</th>
<th>CREDITING PERCENTAGE</th>
<th>RESULTING CREDITABLE AREA</th>
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8. Does each unit have at least one private patio, balcony, deck (excluding roof decks), or yard with a minimum area of 300 square feet including bonuses, and a minimum dimension of 10 feet? ☐ Yes ☐ No
9. Does each unit have at least 400 cubic feet of enclosed, weatherproofed and lockable storage space, and at least 200 cubic feet of such storage area in a single location? ☐ Yes ☐ No

D  WALL AND FLOOR/CEILING ASSEMBLIES

Show typical detailed sections of the types of wall and floor/ceiling construction that would be used in both common and interior partition walls within the project, including either published data from a recognized and approved testing laboratory, a statement from a licensed acoustical engineer or the City Building Official as to the S.T.C. (Sound Transmission Class) and I.I.C. (impact Insulation Class) of the proposed type of construction.

1. Do all wall assemblies separating units from each other or from public or quasi-public spaces, such as interior corridors, laundry rooms, recreation rooms and garages provide a minimum rating of 55 S.T.C.? YES NO
2. Do all floor/ceiling assemblies separating units from each other or from public or quasi-public spaces, such as interior corridors, laundry rooms, recreation rooms and garages provide a minimum rating of 50 S.T.C.?

3. Will wood floor joists and subflooring be non-continuous between separate condominium units?

4. Will penetrations or openings in the construction for piping, electrical outlets and devices, recessed cabinets, bathtubs, soffits, heating, and ventilating and/or air conditioning intake and exhaust ducts, and the like, be sealed, lined, insulated or otherwise treated to maintain the required rating?

5. Will entrance doors to units be of solid construction and have perimeter seals which will in combination provide a minimum rating of 33 S.T.C.?

6. Do all separating floor/ceiling assemblies identified in (2) above provide a minimum rating of 65 I.I.C.? (Floor coverings may be included in the assembly to obtain the required ratings, but must be retained as a permanent part of the assembly and may only be replaced by another floor covering that provides the same or greater impact insulation.)

<table>
<thead>
<tr>
<th>E</th>
<th>TREATMENT OF UTILITIES</th>
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<tbody>
<tr>
<td>1.</td>
<td>Will the proposed project have individual shut-off valves for all plumbing fixtures? If not, will each unit have a plumbing shut-off valve</td>
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<td>2.</td>
<td>Will the proposed project have built-in drip pans and appropriate drains for clothes washers, dishwashers, hot water heaters, and other appliances which have been found to be potential sources of water leakage?</td>
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<td>3.</td>
<td>Will all utilities with the exception of water be separately metered in such a way that the unit owner can be separately billed for his use?</td>
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<td>4.</td>
<td>Will all units have individual circuit breaker panels accessible from within the unit?</td>
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<td>5.</td>
<td>Are all domestic water lines (except sprinkler and fire protection systems) of copper tubing or equivalent material approved by the Building Official?</td>
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<th>F</th>
<th>ISOLATION OF VIBRATION AND SOURCES OF STRUCTURE BORNE NOISE IN PROJECTS WHERE UNITS HAVE COMMON WALLS AND/OR COMMON FLOORS/CEILINGS</th>
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<tbody>
<tr>
<td>1.</td>
<td>Will all permanent mechanical equipment such as motors, compressors, pumps and compactors be shock mounted with inertia blocks or bases and / or vibration isolators?</td>
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<tr>
<td>2.</td>
<td>Will all domestic appliances which are cabinet installed or built into the individual units (clothes washers and dryers, etc.) be isolated from cabinets and the floor and ceiling by resilient gaskets and vibration mounts?</td>
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<tr>
<td>3.</td>
<td>Will the cabinets in which the above-mentioned appliances are installed be offset from the back wall with strip gasketing?</td>
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<tr>
<td>4.</td>
<td>Will all non-permanent appliances such as clothes washers and dryers be mounted on permanent rubber bases and surface plates?</td>
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<tr>
<td>5.</td>
<td>Will any plumbing fixture be located on a common wall between two separate units where it would back up to a living room, family room, dining room, den, or bedroom of an adjoining unit?</td>
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</table>
6. Will there be at least eight and one-half (8-1/2) feet of pipe between the closest plumbing fixtures in contiguous units?

7. Will all water supply lines within the project be isolated from wood and metal framing with specifically manufactured pipe insulators?

8. Will all vertical drainage pipe be surrounded by three-quarter inch (3/4") thick dense insulation board or full thick fiberglass or wool blanket insulation for its entire length including the sections that pass through wood or metal framing?

**G  ADDITIONAL INFORMATION**

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<thead>
<tr>
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<th>YES</th>
<th>NO</th>
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<tr>
<td>1. Does this application include one copy of the CC &amp; R's for the proposed condominium and a cross-reference sheet indicating where the various requirements of Section 10-2.1608(D)(4) are discussed in the CC &amp; R's?</td>
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<td>2. What is the amount of the regular annual assessment?</td>
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*Please note that language specifying the amount of the regular annual assessment must be incorporated in the CC & R's submitted with this application.*

**H  EXPLANATIONS OF ANSWERS IN ABOVE SECTIONS**

List below (or on additional pages if necessary) any comments which may explain the answers given in the above sections (include letters and numbers of sections referred to).

**IMPORTANT NOTICE**

**RE: FIRE HYDRANTS AND WATER MAINS**

Contact California Water Service, at (310)-540-1033 regarding possible required water main extensions and/or upgrading of fire hydrants in conjunction with the construction of all multiple-family residential projects.
OWNER’S AFFIDAVIT

Project address: __________________________________________________________

Project description: ______________________________________________________

I (We) __________________________________________, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s): ____________________________________________________________

______________________________________________________________

Address: _____________________________________________________________

Phone No. (Res.) ______________________________________________________

(Bus.) ______________________________________________________________

Subscribed and sworn to (or affirmed) before me this _____ day of ____________, 20____ by ________________________________, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

______________________________________________________________

FILING CLERK OR NOTARY PUBLIC

State of California ) ss
County of Los Angeles ) Seal

OCTOBER 2023