APPLICATION FOR
COASTAL DEVELOPMENT PERMIT

FEES:
$1,605: Public Hearing Required
$340: Public Hearing Waiver

1. APPLICABILITY:
A Coastal Development Permit is required for any development (as defined in Section 10-5.2204 of the
Redondo Beach Municipal Code) located in the Coastal Zone (all areas west of Pacific Coast Highway),
except for projects that are exempt or categorically excluded from permit requirements as provided in
Section 10-5.2208 of the Redondo Beach Municipal Code.

2. SUBMITTAL ITEMS:
a. Completed Coastal Development Permit Application form.
b. Low Impact Development (LID) plans fully approved by the Engineering Services Division
   pursuant to Chapter 7 of Title 5 of the Municipal Code.
c. Payment of appropriate fees.
d. Provide mailing labels for residents within 100 feet of the subject property, excluding roads and
   a map showing the notice radius.
e. Proof of ownership.
f. Applicable preliminary approvals by City, state and federal agencies.
g. Attachments Required
   Note: If in conjunction with other discretionary applications, the attachment of the 25 sets of plans
   should not be duplicated for each type of application. An electronic version (PDF) of drawings must
   accompany the submittal.

   Development subject to Administrative Approval (i.e. Public Hearing Waiver)
   3 sets of Conceptual Drawings including site plan, floor plans, building elevations, as set forth in the
   attached Instructions for Graphic Portions, must accompany this application at the time of filing. All
   plans shall be folded to 8 ½” X 11” size.

   Low Impact Development (LID) Plan - The LID plan, approved by the Engineering Services Division,
   must accompany this application at the time of filing.

   Development subject to approval by the Planning Commission, Harbor Commission, or City Council
   2 complete sets of full-scale Conceptual Drawings and 25 complete copies of reduced 11”x17”
   drawings, as set forth in the attached Instructions for Graphic Portions, must accompany this
   application at the time of filing. All plans shall be folded to 8 ½” X 11” size.

   Low Impact Development (LID) Plan - The LID plan, approved by the Engineering Services Division,
   must accompany this application at the time of filing.

   An electronic PDF version of the conceptual drawings should also be included.
3. **REPRESENTATION:**

   THE APPLICANT OR HIS REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARING TO ANSWER ANY QUESTIONS THE PLANNING COMMISSION/HARBOR COMMISSION MAY WISH TO ASK PERTAINING TO THIS REQUEST. FAILURE TO APPEAR AT THE PUBLIC HEARING, UNLESS THE PLANNING COMMISSION/HARBOR COMMISSION RECEIVES WRITTEN NOTIFICATION FROM THE APPLICANT PRIOR TO SAID HEARING, MAY CONSTITUTE GROUNDS FOR DENIAL OF THE REQUEST.

4. **LIMITATIONS:**

   a. **Expiration of unused permits.** A Coastal Development Permit shall expire on the latest expiration date applicable to any other permit or approval required for the project, including any extension granted for other permits or approvals. Should the project not require City permits or approvals other than a Coastal Development Permit, the Coastal Development Permit shall expire two (2) years from its date of approval if the project has not been commenced during that time. The decision-making body may grant a reasonable extension of time for due cause.

   b. **Revocation.** The City may initiate proceedings to revoke a Coastal Development Permit pursuant to the provisions of Section 10-5.2232 of the Municipal Code.

5. **OTHER:**

   a. To avoid multiple public hearings, applications should be made concurrently with application for any other permits or approvals for the project requiring a public hearing required for the project. For detailed information on procedures for Coastal Development Permits, see Article 10, Chapter 5, Title 10 of the Redondo Beach Municipal Code.

   b. Decisions on projects located in the “appealable area” are appealable to the Coastal Commission after all local appeals are exhausted pursuant to Article 10, Chapter 5, Title 10 of the Redondo Beach Municipal Code. The “appealable area” means: 1) all areas between the sea and the first public road paralleling the sea or within three hundred (300) feet of the inland extent of any beach or the mean high tide line of the sea where there is no beach, whichever is the greater distance; 2) all tidelands, submerged lands, public trust lands, areas within one hundred (100) feet of any wetland, estuary, or stream and all areas within three hundred (300) feet of the top of the seaward face of any coastal bluff; or 3) all sensitive coastal resource areas as defined in Section 10-5.2204 of the Municipal Code.
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: Full scale sets up to 18” X 24” and reduced sets up to 11” x 17.”

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 criteria of Section 10-5.2218 of the Redondo Beach Municipal Code

B. OTHER EXHIBITS:

1. Additional graphic materials to illustrate the project are always helpful to the Planning Commission and Harbor Commission, and are suggested as exhibits to accompany this application. Typical exhibits are: photographs, renderings, color and materials board, and models.

2. Submittal of conceptual drawings in PDF format by email to the Planner.
PLEASE NOTE: Within 30 days of receipt of an application, the Planning Division will inform the applicant in writing if the application is incomplete, and what items must be submitted to complete the application. Processing of the application will not begin until it is complete, pursuant to Section 10-5.2210 of the Municipal Code.

Application is hereby made to the City of Redondo Beach, for a Coastal Development Permit, pursuant to Article 10 of Chapter 5, Title 10 of the Redondo Beach Municipal Code.

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<th>APPLICANT INFORMATION</th>
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<td>STREET ADDRESS OF PROPERTY:</td>
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<td>EXACT LEGAL DESCRIPTION OF THE PROPERTY:</td>
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<th>B</th>
<th>TYPE OF APPLICATION (Consult with Planning Division staff)</th>
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<td>Categorical Exclusion</td>
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<td>Coastal Development Permit public hearing waiver</td>
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<td>Coastal Development Permit public hearing required</td>
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### PROJECT INFORMATION

(Note: Please provide a detailed project description on a separate page.)

Where questions do not apply to your project, indicate “NOT APPLICABLE” or N.A.

1. **TYPE OF PROJECT**

   - [ ] New _____________ Sq. Ft.
   - [ ] Addition _____________ Sq. Ft.
   - [ ] Demolition _____________ Sq. Ft.
   - [ ] Change of use from ___________________________ to ____________________________________
   - [ ] Grading _____________ Cu. Yds.
   - [ ] Fence _____________ Height _____________ Length
   - [ ] Paving _____________ Amount
   - [ ] Other ____________________________________________
2. ADDITIONAL INFORMATION
Note: If yes to any of the items b through h, please explain on a separate sheet.

a. Has any application for development on this site been submitted previously to the California Coastal Zone Conservation Commission or Coastal Commission? □ YES  □ NO
   If yes, state previous Application Number:

b. Are any utility extensions necessary to serve the project? If yes, explain. □ YES  □ NO

c. Does the development involve diking, filling, dredging or placing structures in open coastal waters? If yes, explain and indicate whether the U.S. Army Corps of Engineers Permit has been applied for. □ YES  □ NO

d. Will the development extend into or adjoin any beach, tidelands, submerged lands or public trust lands? □ YES  □ NO

e. Is the development in or near:
   • Sensitive habitat areas? □ YES  □ NO
   • 100 year floodplain? □ YES  □ NO
   • Park or recreation area? □ YES  □ NO

f. Will the development harm existing lower-cost visitor and recreational facilities? □ YES  □ NO
   Will the development provide public or private recreational opportunities? □ YES  □ NO

g. Does the site contain any:
   • Historic resources? □ YES  □ NO
   • Archaeological Resources? □ YES  □ NO

h. Will the proposed development be visible from:
   • Park, beach or recreation areas? □ YES  □ NO
   • Harbor area? □ YES  □ NO

i. Is the project a "Priority Project" as defined by the City's NPDES Permit pursuant to Section 5-7.103 of the Redondo Beach Municipal Code? □ YES  □ NO
   • If yes, are copies (2 or 25 copies, as applicable) of the Low Impact Development (LID) report attached? □ YES  □ NO

j. Is the a project with "Planning priority project characteristics" as defined by the City's NPDES Permit pursuant to Section 5-7.103 of the Redondo Beach Municipal Code? □ YES  □ NO
   • If yes, are copies (2 or 25 copies, as applicable) of the Low Impact Development (LID) report attached? □ YES  □ NO
SHOWINGS: Explain how the project is consistent with the Certified Local Coastal Program.

1. Is the project designed in full accordance with the development standards and other provisions of the Zoning Ordinance for the Coastal Zone? If not, explain.

2. If the proposed development is located between the sea and the first public road paralleling the sea, indicate how it is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the California Public Resources Code.
3. Will the project have an effect on public access to and along the shoreline, either directly or indirectly (e.g. removing parking used for access to the beach)? If yes, describe the effect.
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