APPLICATION FOR CHANGE OF LAND USE/
ZONING MAP AMENDMENT

Fees:
Property outside City’s Coastal Zone $5,507
Property within City’s Coastal Zone $8,040

1. PURPOSE AND CONDITIONS OF A CHANGE OF LAND USE/ZONING MAP AMENDMENT:
A change of land use district or Zoning Map Amendment is made by formal amendment to the Redondo Beach Precise Land Use Plan. The proposal made in this application must be demonstrated to be necessary and proper and not detrimental to adjacent land uses or to the character of the area in which it is located. It must serve to develop conformity of the Precise Land Use Plan to pertinent elements of the Comprehensive General Plan and, if approved, must serve to protect public health, safety, and general welfare of the population.

Additionally, subsequent to the incorporation of Article 27 of the Redondo Beach City Charter, certain land use and zoning amendments may require a public vote for final ratification.

2. INSTRUCTIONS FOR FILING:
a. Application Form
   1) All information in this application shall be typed or legibly printed.
   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
   Twenty-five (25) complete copies and two (2) complete sets of reproducible area maps, 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.

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

4. PROCEDURE:
a. All applications for Change of Land Use District or Zoning Map Amendment shall be filed with the Planning Division approximately 30 days prior to the date of the public hearing, unless review under the California Environmental Quality Act (CEQA) is required (verify the exact filing deadline date with the Planning Division)

b. Public notification stating the time, place and nature of the application is posted 10 days prior to the public hearing. Included are newspaper publications, signs posted on the subject property, and letters mailed by first class mail to property owners within 300 feet of the subject property.

c. Recommendations by the Planning Commission for approval of applications for Change of Land Use District or Zoning Map Amendment shall be set for a public hearing before the City Council not less than 20 nor more than 60 calendar days after the date of said approval. In the event of denial, the Planning Commission’s decision shall be final and conclusive unless, within 10 days of the date of said decision, a written appeal requesting a public hearing before the City Council is filed with the City Clerk.
INSTRUCTIONS FOR GRAPHIC PORTIONS OF THE APPLICATION

A. INSTRUCTIONS FOR PREPARATION:

a. The area map with all contents below must be submitted with the application at the time of filing, otherwise the application will not be accepted until such time as the maps are provided.

b. Size: Up to 18”X24”. Larger sizes must be approved by the Planning Division.

c. Scale: Preferably at least 1” = 50’. Also, larger scales up to 1” = 100’ 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) All of the area within a 300’ radius from the exterior boundaries of the subject property.

2) A line drawn which represents said 300’ radius.

3) Each parcel within the 300’ radius should be shown in its entirety with all property lines included and drawn to scale.

4) The subject property indicated by either striping the parcel or darkening the exterior boundaries.

5) All dimensions of subject property.

6) Streets with their names and widths, as well as easements, recorded and unrecorded.

7) North arrow.

8) A title block in the lower right hand corner containing the words, “Area Map” followed by:
   a) Scale of map.
   b) Name, address, and telephone number of the applicant and the persons who prepared the map.
   c) Date of preparation.
   d) Blank space for case number.
   e) Size of lot in square feet.
   f) Site topography and other data as may be required by the Planning Division.

9) An electronic version (PDF) of all drawings must be submitted either by email or disk.

B. OTHER EXHIBITS:

Additional graphic materials to illustrate subject under discussion are always helpful to the Planning Commission and are suggested as exhibits to accompany this application. Typical exhibits are: photographs and renderings. An electronic PDF version of the conceptual drawings should also be included.
Application is hereby made to the Planning Commission of the City of Redondo Beach, pursuant to the provisions of, Title 10, Chapter 2, Article 12 (10-2.2504) or Title 10, Chapter 5, Article 12 (10-5.2504) of the Redondo Beach Municipal Code, for a public hearing on an amendment to the Official Precise Land Use Plan Map, requesting reclassification of the property described below:

A  APPLICANT INFORMATION

STREET ADDRESS OF PROPERTY:

EXACT LEGAL DESCRIPTION OF THE PROPERTY:
LOT: BLOCK: TRACT:

RECORDED OWNER’S NAME: AUTHORIZED AGENT’S NAME & EMAIL:

MAILING ADDRESS: MAILING ADDRESS:

TELEPHONE: TELEPHONE:

B  CHANGE OF LAND USE/ZONING MAP AMENDMENT REQUEST AND DESCRIPTION OF PROPERTY(S) INVOLVED:

IT SHALL BE SHOWN THAT THE FOLLOWING CIRCUMSTANCES ARE FOUND TO APPLY. GIVE FULL AND COMPLETE ANSWERS.

1. That the proposed Change of Land Use District/Zoning Map Amendment is necessary and proper at this time, and not detrimental to adjacent properties or residents.
2. That the subject property is suitable for the uses permitted in the proposed District, in terms of access, size of parcel, and relationship to similar or related uses.

3. That the proposed District is in keeping with changing conditions, circumstances and needs to provide for the orderly growth and development of the City Division.

It is desirable, but not required, to have the signatures of owners of property in the immediate area affected, certifying that they have no objection to the establishment of the use as applied for in this request for a Change of Land Use District/Zoning Map Amendment. Use reverse of this sheet if more space is needed.
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  )
County of Los Angeles  ) ss  Seal

OCTOBER 2023