APPLICATION FOR
PLANNED DEVELOPMENT REVIEW

FEES:
IN CONJUNCTION WITH ESTABLISHMENT OF OVERLAY ZONE*...............$5,507
IN CONJUNCTION WITH ESTABLISHMENT OF OVERLAY ZONE WITHIN THE CITY’S COASTAL ZONE*......$8,040
ADDITION/SUBSTANTIAL ALTERATION TO AN EXISTING DEVELOPMENT ..............$1,605

(Note: if the project is not located in an existing Planned Development overlay zone, the application for Planned Development Review must be filed in conjunction with an application for Zoning Map Amendment for establishment of a Planned Development overlay zone)

1. PURPOSE:
The purpose of the Planned Development Review is to encourage and provide a means for effectuating the development of a more desirable environment by the application of site planning techniques not permitted through the literal application of the zoning and subdivision regulations, and to provide a procedure for the development of larger parcels of land in order to reduce or eliminate the rigidity and inequities that may result from application of site standards designed primarily for the typical lot. Planned Development Review may only be applied to sites in the (PLD) Planned Development overlay zone.

In order to ascertain whether a proposed development is compatible with other existing and permitted developments, the Planning Commission/Harbor Commission must review a complete application. The Commission is wholly dependent on the applicant to provide all information necessary to enable the Commission to reach an informed decision. An application must contain all information, either written or graphic, necessary for the Commission to determine that the proposed project will be consistent with the Redondo Beach General Plan, the Municipal Code, and the policies of the Commission, 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 Commission to approve the request.

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 Conceptual 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 8½" X 11" size. An electronic version (PDF) of drawings must accompany the submittal.

   *d. Low Impact Development (LID)
      IF REQUIRED A copy of the LID approved by the City’s Engineering Division must accompany this application at the time of the filing, if the project is considered a "Priority Project" as defined by the City's NPDES Permit. (Attached to this application is a Storm Water Program Planning Checklist, which will determine if the project is a "Priority Project").
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. An approval granted pursuant to Planned Development 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 resolution as a result of public hearing by the Planning Commission/Harbor Commission or the City Council.

5. PROCEDURE:
   a. Applications for Planned Development Review shall be filed with the Planning Department approximately 30 days prior to the date of the public hearing (verify the exact filing deadline with the Planning Division). Additional time will be required between the filing date and the date of public hearing where review under the California Environmental Quality Act (CEQA) is required.
   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 sent by first class mail to property owners within 300 feet of the subject property.
   c. The Planning Commission's/ Harbor Commission'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 City Council is filed with the City Clerk 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 criteria of Section 10-2.2514(C) 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 Commission and Harbor Commission, and are suggested as exhibits to accompany this application. Typical exhibits are: photographs, renderings, color and materials board, and models. An electronic version (PDF) of drawings must accompany the submittal.
**APPLICATION FOR PLANNED DEVELOPMENT REVIEW**

Application is hereby made to the Planning Commission/ Harbor Commission of the City of Redondo Beach, for Planned Development Review, pursuant to Section 10-2.2514 or Section 10-5.2514 Title 10 of the Redondo Beach Municipal Code.

**PART I - GENERAL INFORMATION**

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<thead>
<tr>
<th>A</th>
<th>APPLICANT INFORMATION</th>
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<tr>
<td>STREET ADDRESS OF PROPERTY:</td>
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<td>EXACT LEGAL DESCRIPTION OF THE PROPERTY:</td>
<td>ZONING:</td>
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<td>LOT:</td>
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<td>FLOOR AREA RATIO (equal to gross floor area divided by site size)</td>
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<td>SITE SIZE (sq. ft.):</td>
<td>GROSS FLOOR AREA (sq. ft.):</td>
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<td>RECORDED OWNER’S NAME:</td>
<td>APPLICANT’S NAME &amp; EMAIL:</td>
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<td>(if different than applicant)</td>
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**B | REQUEST**

The applicant requests a Planned Development Review to use the above described property for the following purposes:
**SHOWINGS:** Explain how the project is consistent with the criteria in Section 10-2.2514(C) of the Zoning Ordinance.

1. Is the project designed in full accordance with the development standards of the zone in which it is located? If not, explain.

2. Indicate how the location of buildings and structures respects the natural terrain and is integrated with natural features of the landscape including the preservation of existing trees where feasible.

3. Describe the site in terms of its access to public rights-of-way. Give street names, widths, and flow characteristics.
4. Describe how the overall design is compatible with the neighborhood and in harmony with the scale and bulk of surrounding properties.

5. Describe how the design of buildings and structures avoids the appearance of flat facades or boxlike construction.

6. SIGNS: Indicate how the size, shape, color, materials, illumination, and placement of signs is harmonious and in scale with the building and surrounding area, and avoids needless repetition or proliferation of signs or any adverse impacts on surrounding properties.

D  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 proposed project. Use reverse side if more space is needed.

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OWNER’S AFFIDAVIT

Project address: ____________________________________________

Project description: ____________________________________________

I (We) ____________________________________________, being duly sworn, deposite 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