



**CITY OF REDONDO BEACH**  
**CALIFORNIA**

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POST OFFICE BOX 270  
REDONDO BEACH, CALIFORNIA 90277-0270

November 7, 2006

James A. Light  
602B S. Broadway  
Redondo Beach, California 90277

Dear Mr. Light:

Please find attached Title and Summary prepared by the Redondo Beach City Attorney regarding proposed measure: Initiative Charter Amendment to Require Voter Approval of Major Changes in Allowable Land Use.

Should you have any questions regarding the above, please don't hesitate to contact me.

Sincerely,

SANDY FORREST  
City Clerk

/sf

Attachment: Title and Summary re above subject  
Notice of Intent to Circulate Petition re above subject

cc: Michael Webb, City Attorney  
Mayor Gin  
City Councilmembers  
Bill Workman, City Manager

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CITY OF REDONDO BEACH, CALIFORNIA

Title and Summary

The City Attorney of the City of Redondo Beach has prepared the following title and summary of this proposed measure:

**INITIATIVE CHARTER AMENDMENT TO REQUIRE VOTER APPROVAL OF MAJOR CHANGES IN ALLOWABLE LAND USE**

This proposed initiative would amend the Charter of the City of Redondo Beach to require that the voters approve any “major changes in allowable land use” as defined in the initiative. The initiative also would require that specified information and objective analyses regarding each such “major change” be submitted as part of the application and provided to the voters by the City prior to the election.

The Charter of the City of Redondo Beach establishes the structure of City government and places certain limits on local governmental powers. This initiative would change the City’s Charter by adding new procedural requirements for decisions regarding certain major land use decisions. Under the initiative, a “major change in allowable land use” would mean any proposed amendment to the City’s General Plan or specified City zoning ordinances that would have one or more of the following effects:

- 1) A significant increase in traffic, density or intensity of use above the existing condition in the neighborhood where the major change is proposed;
- 2) A change from a public land use to a private land use, or
- 3) A change from non-residential use to residential or mixed uses with a density of greater than 8.8 dwelling units per acre.

The initiative creates thresholds for determining “significant” increases in traffic, density or intensity of use, as well as examples of potential land use changes to which the new requirements could apply. The initiative states it would apply to all “major changes in allowable land use” approved by the City Council after the date the proponents publish a Notice of Intent to Circulate an Initiative Petition with certain exceptions, such as public school, hospital and affordable housing projects.

If the City Council, after a full public process, approves a land use change as specified above, the change would not take effect unless a majority of the voters of the City vote in favor of the change at the next general municipal election, or at a special election paid for by the applicant. Land use changes not falling within the categories described above would be considered “minor changes” not subject to the voter approval requirements. However, the proposed measure would group together all approved minor and major land use changes within a “neighborhood,” defined as properties within 1000 feet of each other, approved by the City within an eight-year period to determine whether those approvals together with a new application might constitute a “major change in allowable land use” subject to the requirements of the initiative.

The initiative states it would not apply to “major changes in allowable land use” approved by the City Council prior to the date the initiative takes effect, if the holder of the approval has acquired “vested rights” to develop under California law. The initiative also would not apply in circumstances where it would violate state or federal law or the U.S. Constitution.

A handwritten signature in black ink that reads "Michael W. Webb". The signature is written in a cursive, flowing style.

Michael W. Webb  
Redondo Beach City Attorney

[Word Count: Heading (**excluded**) 23 words; Title and Summary text 479 words;  
Signature (**excluded**) 7 words]