

Notice of Intent to Circulate Petition

Notice is hereby given by the persons whose names appear hereon of their intention to circulate the petition within the City of Redondo Beach for the purpose of submitting to the voters a proposed amendment to the Charter of the City of Redondo Beach that ensures the will of the people of Redondo be fulfilled with respect to major changes of allowable land use within the city. A statement of the reasons of the proposed action as contemplated in the petition is as follows:

As demonstrated by two referendum petitions and hundreds of written and verbal testimonials by residents, the actions of city staff and elected officials regarding land use changes regularly ignore the will of the People of Redondo. Public participation in workshops and public hearings that often run until after midnight has largely proven to be a waste of the People's time and energy. Lately, the City has been breaking land use changes into smaller actions that include conversion of commercial zoning and public property to residential zoning while ignoring the cumulative impacts of these changes. While the People by and large do not support these actions, they find it difficult to muster the support to challenge each of these smaller land use changes in court or by referendum.

The people of Redondo, being weary of repeatedly fighting the City's land use actions, find an initiative to be the only effective means to protect their quality of life and the character of their neighborhoods. An initiative is necessary to ensure that major changes in land use conform to the will of the people.

In addition, the undersigned request, pursuant to California Elections Code § 9203, that a ballot title and summary be prepared with respect to the proposed measure, a copy of which is being filed herewith.

Name and Mailing Address of Proponents:

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Redondo Beach, CA 90277

Gale Steubs Hazeltine
559 South Helberta Ave
Redondo Beach, CA 90277

Michael R. Patino
2808 Vail Ave.
Redondo Beach, CA 90278

Original signed by all the above:

Dated: June 20, 2007

Submitted: June 21, 2007

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 SPECIFIED CHANGES IN ALLOWABLE LAND USE

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 regarding certain land use decisions. This proposed initiative would amend the Charter to require that the voters approve what it terms "major changes in allowable land use" as defined in the initiative.

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" (as defined in the initiative) 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.

A "significant increase" in traffic, density or intensity of use, as defined in the initiative includes:

- 1) The traffic generated by the project produces more than 150 additional peak hour trips;
- 2) The density increase generated by the project produces more than 25 additional residential dwelling units;
- 3) The intensity of use generated by the project produces more than 40,000 additional square feet of residential, office or other nonresidential floor area.

If the City Council, after a full public process, approves a land use change it 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 would be subject to the requirements of the initiative.

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 but would not apply to changes approved by the City Council prior to the effective date of the initiative, if the holder of the approval has acquired “vested rights” to develop under California law. The initiative contains additional exceptions for public school, hospital, and affordable housing projects and for non-conforming residences that are occupied on the date of publication of the initiative. The initiative also would not apply in circumstances where it would violate state or federal law or the U.S. Constitution.

Michael W. Webb
Redondo Beach City Attorney

**FULL TEXT OF THE INITIATIVE IS AVAILABLE AT
WWW.BUILDINGABETTERREDONDO.ORG
A HARDCOPY IS AVAILABLE BY CALLING JIM LIGHT: 310-540-8934**