



Administrative Report

H.11., File # 25-0363

Meeting Date: 3/18/2025

To: MAYOR AND CITY COUNCIL

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

RECEIVE AND FILE THE 2024 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS TO BE SUBMITTED TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND STATE OFFICE OF PLANNING AND RESEARCH

EXECUTIVE SUMMARY

State law (Government Code Section 65400), effective January 1, 2018, requires all cities, including charter cities to provide an annual progress and status report to the legislative body (Mayor and City Council) on its General Plan. A separate report is also required on the City's progress in implementing its Housing Element. These reports are required to be submitted to the State Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) by April 1 of each year. This administrative report serves as the City's 2024 General Plan Annual Progress Report and includes a summary of the 2024 Housing Element Annual Progress Report. The 2024 Housing Element Annual Progress Report is attached to this report.

BACKGROUND

This report is presented in two sections, with the first section serving as the City's 2024 General Plan annual progress report and the second section providing a summary of the City's 2024 Housing Element annual progress report.

Section 1. General Plan Annual Progress Report 2024

The General Plan Annual Progress Report (APR), excluding Housing Element information, is not required to be prepared in any particular format or on any standardized forms. OPR has issued general guidelines (July 11, 2007) to assist local governments with the development of the General Plan APR but the guidelines are intentionally general to allow maximum flexibility in form and content. OPR's stated purpose of the General Plan APR is to "... explain how land use decisions (during the 12-month reporting period) relate to adopted goals, policies, and implementation measures of the General Plan. The General Plan APR is not required to incorporate all of the elements and "need not be an elaborate and time-consuming task."

In keeping with the general parameter's outlined in OPR's "Guidelines", the scope of the "2024 General Plan APR" briefly presents a summary of the following topics:

1. Status of the City's Current General Plan
2. Prior General Plan Updates

3. Current General Plan Updates (Ongoing)
4. Zoning Ordinance-General Plan Amendments (6th Cycle HE)
5. Development Projects Summary 2024 (Planning Division)

This report demonstrates that the existing General Plan continues to be applied and implemented while an update of the City's General Plan is underway.

1. Status of the City's General Plan

The City's current General Plan was largely adopted on May 26, 1992. As measured against all applicable General Plan statutory requirements, the City of Redondo Beach's current General Plan is legally compliant, internally consistent, complete, and adequate. This includes the City's Housing Element. The City's Housing Element (6th Cycle) was adopted by City Council on July 5, 2022. In a letter dated September 1, 2022, the California Department of Housing and Community Development affirmed that the City's Housing Element is in full compliance with state law.

2. Prior General Plan Updates

To remain compliant with General Plan statutory requirements, both the Housing and Circulation Elements have been updated since their original 1992 adoption. The Housing Element and Circulation Elements were comprehensively updated in November 2009, and the Housing Element was further updated and certified by the state in 2014 and 2017, and again most recently on July 5, 2022.

3. Current General Plan Updates (Ongoing)

On October 4, 2016, the City Council authorized updates to the "Land Use Element" and the "Open Space and Conservation Elements" of the City's General Plan and the preparation of the required environmental documents (EIR). The scope of the General Plan update has since been broadened to also include an update of the City's Safety and Noise Elements, the City's Local Hazard Mitigation Plan (adopted 2020), and the development of the "Artesia/Aviation Corridor Area Plan" (adopted 2020).

On November 15, 2016 the City Council adopted a Resolution forming a 27-member General Plan Advisory Committee (GPAC) which set forth its composition, duties, and responsibilities in support of the General Plan Update. Since their initial meeting on April 27, 2017, the GPAC conducted twenty-eight (28) meetings, with their final meeting on January 31, 2024.

Following the GPAC's work, multiple community wide public workshops, and multiple Planning Commission public hearings the City Council directed staff to separate out and prioritize the General Plan land use, zoning map, and zoning ordinance amendments required to implement the City's certified 6th cycle 2021-2029 Housing Element and other amendments regarding residentially designated properties ahead of the overall General Plan update in order to ensure schedules as required by State Housing Law were met.

At their meeting on November 5, 2024, the City Council approved and adopted the following "Resolutions" and "Ordinances" intended to implement the City's 6th Cycle Housing Element and other residential amendments:

- Resolution Certifying the GPU FEIR;

- Resolution Amending the existing Land Use Element and Land Plan to implement the City's Certified 6th Cycle Housing Element and other Residential amendments not identified as program actions in the Housing Element;
- Resolution Amending the Local Coastal Program to implement the City's Certified 6th Cycle Housing Element and other Residential amendments not identified as program actions in the Housing Element; and
- Zoning Ordinances Amending Title 10 Chapters 1, 2, and 5 of the Redondo Beach Municipal Code intended to implement the City's 6th Cycle Housing Element.

The following "tasks" are the remaining outstanding General Plan update action items:

- The adoption of a consistently formatted comprehensive General Plan document with a new Introduction, updated text, Goals, Policies, and Implementation Measures for the Land Use, Open Space and Conservation, Safety, and Noise Elements;
- The implementation of all non-residential amendments to the City's General Plan land use map, zoning map, zoning ordinance, and local coastal program;
- Additional Article XXVII required tasks that include traffic impact analysis, buildout data reporting, and land use mitigation recommendations;
- Additional public hearings;
- Potentially, additional CEQA related work; and
- (New) FAR Testing for Artesia Boulevard and public institutional land uses.

Upcoming GPU schedule milestones are noted below:

- May 2025 - City Council Land Use Element Discussions
 - PI FAR
 - Artesia FAR
 - Historic Preservation
 - Other Policies
- Article XXVII Analysis and EIR Addendum, if Necessary
- June 2025 - City Council Public Hearings
 - Safety Element Adoption
 - Open Space & Conservation Element Adoption
- August 2025 - City Council Public Hearings
 - Land Use Element Adoption
 - Noise Element Adoption
 - Zoning Ordinance Adoption
 - PI FAR
 - Artesia FAR/Rooftop Dining Standards
 - Nonconforming Use Standards
- November/December 2025 - Special Election Ballot
 - PI FAR
 - Artesia FAR/Other Amendments

4. Zoning Ordinance-General Plan Amendments (6th Cycle Housing Element Implementation)

The City adopted multiple amendments to the Land Use Element, Zoning Map, Zoning Ordinance,

and Zoning Ordinance for the Coastal Zone in 2024 as part of the City's implementation of the Housing Element.

- Ordinance No. CC-3281-24, amending Title 10, Chapter 1 Subdivisions implementing Programs within the Housing Element to process up to 15 units ministerially
- Ordinance No. CC-3282-24, amending Title 10, Chapter 2 Zoning and Land Use for Consistency with the General Plan Land Use Element and to implement multiple programs within the Housing Element that included up zoning of the identified Housing Sites, standards for affordable housing, and updates to numerous residential provisions concerning State Density Bonus laws and other provisions related to housing
- Ordinance No. CC-3283-24, amending Title 10, Chapter 5 Coastal Land Use Plan Implementing Ordinance for Consistency with the General Plan Land Use Element and to Implement the City's Certified 6th Cycle Housing Element and Other Amendments Regarding Residentially Designated Properties
- Resolution No. CC-2410-106, amending the existing General Plan Land Use Element and Land Use Plan to Implement the City's Certified 6th Cycle 2021-2029 Housing Element and Other Amendments Regarding Residentially Designated Properties
- Resolution No. CC-2410-107, amending the Land Use Plan of the City's Certified Local Coastal program to Implement the City's Certified 6th Cycle 2021-2029 Housing Element and Other Amendments Regarding Residentially Designated Properties

5. Development Projects Summary 2024 (Planning Division)

Over (127) projects were formally processed and approved by the Planning Division (lead agency) during calendar year 2024 (150 in 2023, 146 in 2022, 207 in 2021, 172 in 2020, 161 in 2019 and 145 in 2018). All of the 2024 projects were deemed consistent with applicable General Plan and Zoning Ordinance requirements.

In addition to the formally processed projects noted above, hundreds of other projects were reviewed by the Planning Division in 2024 as part of its support of ministerial permits issued by other departments, most notably the City's Finance Department (Business License reviews), Building Division, and the Public Works Department. Additionally, the Planning Division responds to 10-15 daily general inquiries from residents, business owners/operators, and the general public (via phone, in person at the Planning Division front counter, and emails submitted to planningredondo@redondo.org <<mailto:planningredondo@redondo.org>>) in their provision of public information services.

In support of the City's issuance of business licenses, building, and encroachment permits, and the provision of public information services, the Planning Division routinely applies the applicable policies and development regulations within the General Plan and Zoning Ordinance.

Section 2. Housing Element Annual Progress Report 2024 (Summary)

California Government Code section 65400 requires that each city and county, including charter cities starting in 2017, prepare an annual progress report (APR) on the status of the Housing Element of its General Plan and progress in its implementation using specific forms and definitions adopted by the State Department of Housing and Community Development (HCD).

Attached to this report are the series of tables that constitute the State's required format for a

Housing Element Annual Progress Report. All of the attached tables will be submitted to HCD via email. The Housing Element Annual Progress Report is also required to be submitted to the State's Office of Planning and Research (OPR). The following is a basic description of each of the tables that comprise the "Annual Housing Element Progress Report".

- **Table A:** Housing Development Applications Submitted (Planning Division) with Planning entitlements submitted and issued.
- **Table A2:** Annual Building Activity Report Summary - New Construction, Entitled, Permits Issued, and Completed Units.
- **Table B:** Regional Housing Needs Allocation Progress - Permitted Units Issued by Affordability.
- **Table C:** Sites Identified or Rezoned to Accommodate Shortfall Housing Need **(NA to City of Redondo Beach currently).**
- **Table D:** Housing Element Program Implementation Status pursuant to Government Code section 65583
 - A brief summary of an example of a Housing Element Program is provided below.
- **Table E:** Commercial Development Bonus Approved pursuant to Government Code section 65915.7 **(NA to City of Redondo Beach during current year).**
- **Table F:** Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code Section 65583.1, subdivision (c)(2) **(NA to City of Redondo Beach during current year).**
- **Table G:** Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of during the reporting year. **(NA to City of Redondo Beach during current year).**
- **Table H:** Locally owned surplus sites **(NA to City of Redondo Beach during current year).**
- **LEAP Reporting:** Local Early Action Planning (LEAP) Reporting. This table provides an update and status of the proposed tasks listed in the City's LEAP grant award.

Housing Element Program Implementation

Within the City's recently adopted and HCD certified 6th Cycle Housing Element 2021-2029 are eighteen (18) "Programs" that seek to preserve and enhance the City's residential programs and opportunities to better serve all segments of the City's population. Below is a brief summary of just one of the "Programs". For a comprehensive listing and description (with status) of all the City's Housing Element Programs see Table D attached.

At their public hearings on November 5th and 12th 2024, the City Council adopted an ordinance that served to implement all the city's Housing Element Programs. One example is Program 9, in which the City amended the zoning standards to allow by-right approval of housing development when 20 percent of the units are dedicated to affordable/lower income households. By-right means that the City review must not require conditional use permit, planned unit development permit, or other discretionary review or approval.

Housing Units Permitted and Income Category Information - Table B

**Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.											Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1* 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 209		
Very Low	Deed Restricted	936									20	916
	Non-deed restricted		8**	8**	8**							
Low	Deed Restricted	508									60	448
	Non-deed restricted		10	15**	21**	14**						
Moderate	Deed Restricted	490									7	483
	Non-deed restricted			2**	3**	2**						
Above Moderate (Market Rate)		556	46	220	125	92					483	73
Total RHNA by COG. Enter allocation number:		2,490	56	243	157	114					570	1,920
Total Units ▶▶▶												
Remaining Need for RHNA Period ▶▶▶▶▶												

Note: units serving extremely low-income households are included in the very low-income permitted units' totals.
 * Reporting period is June 30, 2021 – December 31, 2021.
 ** ADU- Per SCAG Regional Accessory Dwelling Unit Affordability Analysis - LA County I Extremely Low (15%), Very Low (2%), Low (43%), Moderate (6%), Above Moderate (35%).

Table B above lists all new residential units that were issued a building permit in calendar year 2024. It further breaks down the total number of new residential building permits into the various “income levels” per the State’s affordability categories. In calendar year 2024 there were a total of 114 new residential building permits issued, seven (7) are within the “Very Low” income category, seventeen (17) are within the “Low” income category, two (2) are classified as “Moderate” and the remaining ninety-two (92) are “market rate”. None of the new residential units are deed restricted affordable units, however, in the case where a new residential unit is an Accessory Dwelling Unit, that unit can be assigned as an affordable unit per a SCAG analysis that has been approved HCD.

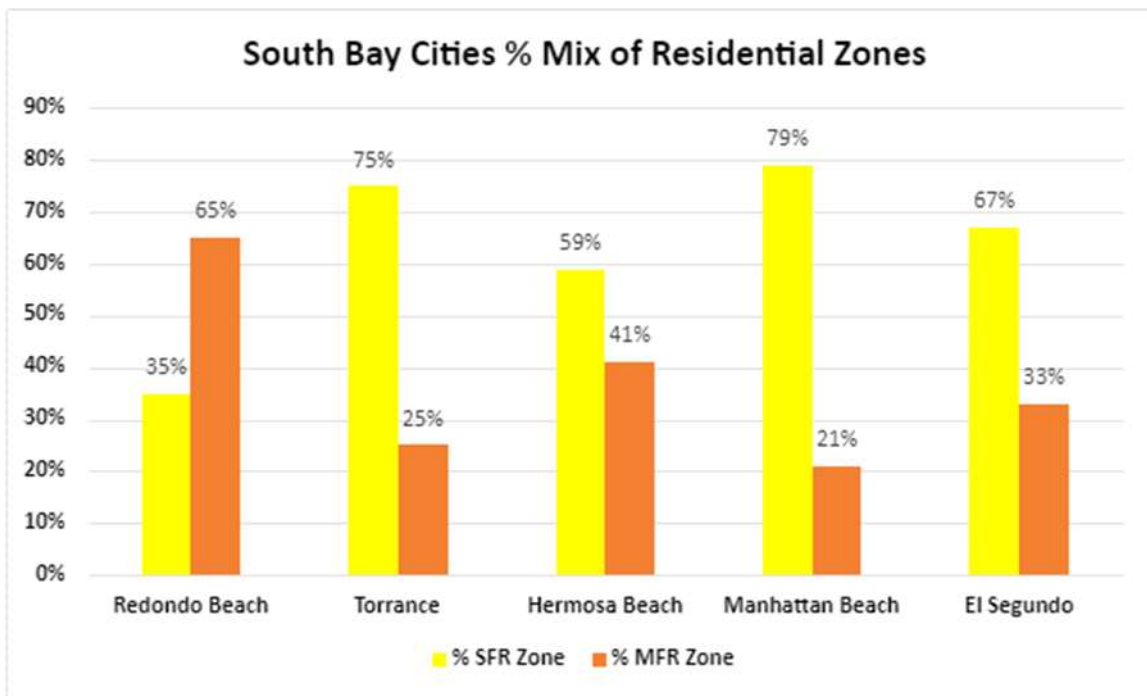
Below is SCAG’s approved affordability assumptions for ADU’s that Redondo Beach shall utilize for purposes of RHNA and Housing Element Annual Progress Reports going forward.

SCAG’s Final Affordability Assumptions - Accessory Dwelling Units*	
Income Category	LA County I (Includes Redondo Beach)
Extremely Low	15.0%
Very Low	2.0%
Low	43.0%
Moderate	6.0%
Above Moderate	34%

* Approved by HCD

Housing in Redondo Beach

An important goal of the City continues to be the maintenance of a balanced mix of housing types while simultaneously preserving the character of existing single-family residential neighborhoods and improving the low, medium, and higher density multiple family residential neighborhoods.



As demonstrated in the graph above, Redondo Beach is an uncommon example of a medium sized coastal city striving to meet and address the housing needs of Southern California. Redondo Beach's current mix of residentially zoned neighborhoods is 65% multiple family densities/zoning designations and only 35% single family residentially zoned densities.

Redondo Beach has every level and type of housing; singles, 1 bedroom, 2 bedrooms, 3 bedrooms, multiple family housing, single family housing, assisted living, independent senior living, and accessory dwelling units (approximately 25-35 are expected annually). Fifty percent of the housing units in the community are rentals. Redondo Beach also operates a Housing Authority with nearly 500 vouchers issued for Section 8 housing. In addition to the Section 8 housing portfolio, the City's Housing Authority also manages nearly 200 existing affordable housing units, many of which are senior living complexes located throughout the City.

Redondo Beach is dedicated to specifically identifying ways in which the housing needs of existing and future resident populations can be met. Pursuant to the City's adopted 6th Cycle Housing Element, the City continues to identify strategies and programs that focus upon:

- Conserving and improving existing affordable housing;
 - The City is currently considering a city-wide inclusionary housing ordinance with additional discussions expected in 2025/2026.
- Providing adequate housing sites;
 - The recently adopted General Plan land use map, zoning map, and zoning ordinance

amendments implement the adopted and certified 6th Cycle Housing Element and includes numerous sites for additional housing as required to meet the City's RHNA obligation.

- Assisting in the development of affordable housing;
 - Additional high-density residential overlay zones (that can accommodate affordable housing) were included in the recently approved and the adopted 6th Cycle Housing Element and implemented with recent amendments to the City's General Plan land use map and zoning ordinances.
- Removing governmental and other constraints to housing development;
 - The City's Article XXVII of its Charter was amended by a vote of the Citizen's of Redondo Beach on November 5, 2024. The amendment exempts from future votes proposed amendments to the City's General Plan and/or zoning designations that serve to implement State Housing law.

This concludes the 2024 General Plan and Housing Element Annual Progress Reports for the City of Redondo Beach.

COORDINATION

Information related to development projects was coordinated with all divisions within the Community Development Department. Items relating to housing programs were reviewed by the City's Housing Manager, staff in the Recreation and Community Services Department, and the City's Housing Consultant, Veronica Tam.

FISCAL IMPACT

Preparation of this General Plan Annual Progress Report and the attached Housing Element Annual Report (Tables) is part of the FY 2024-25 work program for the Community Development Department and was included in the FY 2024-25 Budget.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- 2024 Annual Housing Element Progress Report - Tables A, A2, B, C, D, E, F, G, H, and LEAP Reporting
- City of Redondo Beach - ACFR FY24 Link
- City of Redondo Beach - Housing Successor Addendum 2024
- City of Redondo Beach - FY 2023-24 Recognized Obligation Payment Schedule (ROPS)