

## **RESOLUTION NO. CC-2410-105**

### **A RESOLUTION OF THE CITY COUNCIL OF REDONDO BEACH, CALIFORNIA, CERTIFYING THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NUMBER 2023050732), ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE REDONDO BEACH FOCUSED GENERAL PLAN UPDATE, ZONING ORDINANCE UPDATE AND LOCAL COASTAL PROGRAM AMENDMENT**

WHEREAS, the City's current General Plan was adopted on May 26, 1992; and

WHEREAS, on March 29, 2016 the City Council approved the City's three-year Strategic Plan goal to "Ensure sustainability, livability, and health by completing the General Plan update and by implementing environmentally responsible programs"; and

WHEREAS, on October 4, 2016, the City Council awarded the contract for planning and environmental consulting services to Placeworks, Inc. for updates to the "Land Use Element" and "Conservation, Recreation and Parks, and Open Space Element" of the City's General Plan and preparation of the required environmental documents; and

WHEREAS, on December 13, 2016 the City Council approved Resolution No. CC-1612-122 establishing a 27-member General Plan Advisory Committee (GPAC) to provide direct community stakeholder input to the update of the Land Use and Conservation, Recreation and Parks, and Open Space Elements of the General Plan including analysis and recommendations regarding amendments to the Mixed-Use Zoning and Development Standards, and opportunities for additional recreation, parks, and open space areas; and

WHEREAS, on February 21, 2017 pursuant to Resolution No. CC-1612-122, the Mayor and City Council selected the members of the GPAC and the City Clerk reviewed all selections and confirmed each was a resident of Redondo Beach. Two (2) members were appointed by the Mayor, one (1) of whom served as the Chair, and each Council Member appointed five (5) members, three (3) of whom resided in their District; and

WHEREAS, the GPAC conducted a total of twenty-eight (28) noticed public meetings since April 27, 2017, with their final meeting being held on January 31, 2024. At the final meeting, GPAC completed their discussions and recommendations for the final draft focused General Plan, which includes a consistently formatted, comprehensive General Plan document with a new Introduction, along with updated Goals, Policies, and Implementation Measures for the Land Use, Open Space and Conservation, Safety, and Noise Elements; and

WHEREAS, the City determined that, pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.), a program environmental impact report (PEIR) would be required for the proposed focused General Plan Update and associated Zoning Ordinances and Local Coastal Program Amendments required for consistency and to implement the City's certified 6<sup>th</sup> Cycle 2021-2029 Housing Element (the Project) and issued a Notice of Preparation (NOP) on June 1, 2023. The NOP was sent to the State Clearinghouse, responsible agencies, trustee agencies, and interested parties.

WHEREAS, on February 29, 2024 the City's Draft General Plan document was released for comment on the City's website, allowing the public and other interested parties to comment directly on the Draft General Plan Document. Additionally, on March 20, 2024 City staff and Placeworks, Inc. conducted an open house meeting to present and take input on the City's Draft General Plan update; and

WHEREAS, concurrently with the City's work on the Focused General Plan Update, work was also initiated on the City's 6<sup>th</sup> Cycle 2021-2029 Housing Element; and

WHEREAS, the City's 6<sup>th</sup> Cycle 2021- 2029 Housing Element presents a framework for meeting the housing needs of existing and future resident populations within the City based on the Regional Housing Needs Allocation (RHNA) of 2,490 units. While the RHNA allocation is 2,490 units, when accounting for a credit of 451 units and 240 anticipated ADUs, the total need with a 10% buffer is 1,944 units; and

WHEREAS, the 6<sup>th</sup> Cycle 2021- 2029 Housing Element identifies strategies and programs to conserve and improve existing affordable housing; provide adequate housing sites; assist in the development of affordable housing; remove governmental and other constraints to housing development; and promote equal housing opportunities in a strategic manner; and

WHEREAS, the 6<sup>th</sup> Cycle 2021- 2029 Housing Element actualizes the noted strategies and programs with proposed additional residential densities within mixed-use designations, residential recycling, residential overlays in commercial and industrial zones, and residential development on religious properties through coordination with nonprofit organizations; and

WHEREAS, the City Council, at its duly noticed public meetings on April 20, May 4, May 11, and May 18, 2021, at which time all interested parties were given an opportunity to be heard and to present evidence, considered multiple land plans for the purpose of identifying housing sites throughout the City that would accommodate the City's RHNA; and

WHEREAS, the City Council at its duly noticed public meeting on June 15, 2021 approved a draft land use plan that identified housing sites that can accommodate the City's RHNA and other land use changes and adjustments to some commercial, industrial, and public institutional designations; and

WHEREAS, the City Council held a duly noticed public hearing on July 5th, 2022, at which time it considered evidence presented by staff, the consultant, and other interested parties and adopted the revised City of Redondo Beach 6<sup>th</sup> Cycle 2021-2029 Housing Element, incorporating the amendments recommended by the California Department of Housing and Community Development (HCD) and submitted the revised Housing Element to HCD on July 11, 2022; and

WHEREAS, on September 1, 2022, the City received a letter from HCD certifying the City of Redondo Beach's 6<sup>th</sup> Cycle Housing Element; and

WHEREAS, the City's Draft General Plan Land Use Element is consistent with, supports, and serves to implement the City's certified 6<sup>th</sup> Cycle 2021-2029 Housing Element; and

WHEREAS, the associated updates to the City's Zoning Ordinances and Local Coastal Program (LCP) required for consistency with the General Plan are also consistent with, support, and serve to implement the City's Housing Element inclusive of the "Housing Sites" and "Housing Programs", and also serve to update the City's Zoning Ordinances and LCP consistent with State Housing Laws; and

WHEREAS, on June 20, August 1, and August 15, 2024 the Planning Commission held multiple duly-noticed public hearings to take testimony from staff, the public and other interested parties, and to deliberate on updates to the City's General Plan Land Use, Open Space & Conservation, Noise, and Safety Element, and revisions to the City's Zoning Ordinances and LCP required for consistency and to implement the City's Housing Element; and

WHEREAS, on September 19, 2024 the Planning Commission held a final duly noticed public hearing and completed its deliberations on updates to the City's General Plan Land Use, Open Space & Conservation, Noise, and Safety Elements, and updates to the City's Zoning Ordinances and LCP required for consistency with and to implement the City's Housing Element, and took testimony from staff, the public and other interested parties, and considered the associated Draft Program Environmental Impact Report and made the following recommendations:

1. That the City Council certify, pursuant to CEQA, the Final Program Environmental Impact Report inclusive of its referenced appendices for the "Redondo Beach Focused General Plan Update, Zoning Ordinance Updates and Local Program Amendments", approve appropriate findings, a statement of overriding considerations, and mitigation monitoring and reporting program; and
2. That the City Council adopt a General Plan Amendment to update the City's Land Use, Open Space and Conservation, Noise, and Safety Elements with certain proposed changes and edits as set forth in Planning Commission Resolution No. 2024-09-PCR-09; and

3. That the City Council adopt amendments to the Redondo Beach Municipal Code, Title 10, Planning and Zoning, Chapter 1, Subdivisions, Chapter 2 Zoning and Land Use, Chapter 5 Coastal Land Use Plan Implementing Ordinance to make consistent the General Plan Update and to implement the 6<sup>th</sup> Cycle 2021-2029 Housing Element inclusive of the zoning amendments for implementing “Housing Sites” and “Housing Programs”; and
4. That the City Council adopt amendments to the City of Redondo Beach’s Coastal Land Use Plan of the Local Coastal Program to make consistent the General Plan Update and to implement the 6<sup>th</sup> Cycle 2021-2029 Housing Element inclusive of the zoning amendments for implementing “Housing Sites” and “Housing Programs”;

WHEREAS, pursuant to CEQA, a Draft Program Environmental Impact Report (Draft PEIR) has been prepared and was presented to the Planning Commission at the same time as the final draft of the General Plan Update, Zoning Ordinance Amendments, Zoning Ordinance for the Coastal Zone Amendments, and Local Coastal Program Amendments; and

WHEREAS, the overall purpose of the PEIR is to inform the City, responsible agencies, decision makers, and the public about the potential environmental effects resulting from full implementation of the proposed Redondo Beach General Plan Update, and the associated Zoning Ordinance, Zoning Ordinance for the Coastal Zone, and Local Coastal Program amendments that are required for consistency purposes and to implement the City’s certified 6<sup>th</sup> Cycle 2021-2029 Housing Element; and

WHEREAS, the PEIR addresses effects that may be significant and adverse; evaluates alternatives to the project; and identifies mitigation measures and alternatives to reduce or avoid identified potentially significant impacts; and

WHEREAS, included as an appendix to the PEIR, Appendix A Buildout Methodology, explains the buildout assumptions and methodologies utilized for projecting the potential growth in the City over the next 25 years to the horizon year of the General Plan Update of 2050; and

WHEREAS, on August 1, 2024 an “Amended Notice of Availability of a Draft Environmental Impact Report” was issued to advise the public and interested parties that the City of Redondo Beach Planning Division had released the Draft PEIR addressing potential impacts associated with the Redondo Beach Focused General Plan Update, Zoning Ordinance Update and Local Coastal Program Amendment (proposed project) for a 47-day review period beginning on August 1, 2024, and ending on September 16, 2024; and

WHEREAS, the City timely received 18 written comments on the Draft PEIR; and

WHEREAS, all comments timely received on the Draft PEIR have been responded to and are included in the Final PEIR, which consists of the Draft EIR, responses to



comments timely received on the Draft PEIR, and clarifications/revisions to the Draft EIR; and

WHEREAS, on October 1, 15, and 29, 2024, and November 5, 2024, the City Council, at duly noticed public hearings, considered the Project and the Draft and Final PEIR, at which times the City staff presented its reports and interested persons had an opportunity to be heard and to present evidence regarding the Project and the Final PEIR; and

WHEREAS, multiple technical studies, environmental scoping meetings, community surveys, public meetings and workshops with the GPAC, the general public, the Planning Commission, and the City Council since 2016 have all served to engage and inform the general public including residents, business owners/operators, and other interested parties and have shaped the resulting draft General Plan Update, and the associated Zoning Ordinance, Zoning Ordinance for the Coastal Zone, and LCP amendments required for consistency and implementing the Housing Element.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH DOES HEREBY FIND AS FOLLOWS:

1. That the City of Redondo Beach (City) has initiated a General Plan Amendment updating five of the State-required elements that make up the General Plan: the Land Use, Open Space and Conservation, Safety, and Noise elements. Updates to these elements will be accompanied by associated revisions to the City's Zoning Code and Local Coastal Program needed to make consistent and implement the updated goals and policies and also serve to implement the City's 6<sup>th</sup> Cycle Housing Element (previously defined as the Project).
2. That the Project was processed, including but not limited to all public notices, in the time and manner prescribed by State and local law, including CEQA and the State CEQA Guidelines (CEQA Guidelines) (14. Cal. Code Regs. § 15000 *et seq.*)
3. That pursuant to CEQA, the City is the lead agency for the Project because it is the public agency with the authority and principal responsibility for reviewing, considering, and potentially approving the proposed Project.
4. That the City determined a PEIR would be required for the proposed Project and issued a NOP on June 1, 2023. The NOP was sent to the State Clearinghouse, responsible agencies, trustee agencies, and interested parties. The purpose of the NOP was to receive comments and input from interested public agencies and private parties on issues to be addressed in the PEIR for the Project.
5. That in accordance with CEQA Guidelines Section 15082(c)(1), a scoping meeting was held on June 8, 2023. The purpose of the meetings was to solicit additional suggestions on the scope of the Draft PEIR.
6. That the scope of the Draft PEIR was determined based on the NOP, comments received in response to the NOP, and technical input from environmental consultants.

7. That the City contracted for the independent preparation of a Draft PEIR for the Project, including preparation and review, as applicable, of all necessary technical studies and reports in support of the Draft PEIR. The PEIR is a Program EIR, as defined under CEQA Guidelines Section 15168. As such, and in accordance with CEQA and the CEQA Guidelines, the PEIR analyzes the Project's potential impacts on the environment, potential mitigation, and potential alternatives to the Project. However, the Project will not involve the construction of any particular development project or infrastructure improvement. Therefore, in the absence of more detailed information regarding future development projects that may be proposed, the PEIR does not evaluate detailed, site-specific, and/or project-specific impacts associated with the development of individual parcels that would be regulated by the Project. Instead, the PEIR identifies the general and cumulative impacts of future development that could occur in the Project area.
8. That upon completion of the Draft PEIR in August 2024, the City initiated a public comment period by preparing and sending a Notice of Availability (NOA) for the Draft PEIR to all interested persons, agencies, and organizations; the NOA also was published in the Easy Reader; and were made available at the Redondo Beach Main Library and Redondo Beach North Branch Library. The City also filed a Notice of Completion (NOC) with the State Office of Land Use and Climate Innovation. The Draft PEIR was made available for a 47-day public review period beginning on August 1, 2024 and ending on September 16, 2024.
9. That copies of the Draft PEIR were sent to various public agencies, as well as to organizations and individuals requesting copies. In addition, copies of the documents have been available for public review and inspection at the Redondo Beach City Hall and the Redondo Beach Main Library and Redondo Beach North Branch Library. The Draft PEIR was also made available for download via the City's website: [www.redondo.org/depts/community\\_development/planredondo/default.asp](http://www.redondo.org/depts/community_development/planredondo/default.asp)
10. That in response to the Draft PEIR, 18 written comments were timely received. In compliance with CEQA Guidelines Section 15088, the City prepared written responses to all comments that were timely received on the Draft PEIR. None of the comments presented any new significant environmental impacts or otherwise constituted significant new information requiring recirculation of the Draft PEIR pursuant to CEQA Guidelines Section 15088.5.
11. That the Final PEIR, which is on file with the City Clerk, is incorporated herein by this reference. The Final PEIR consists of the comments and responses to comments on the Draft PEIR, and clarifications/revisions to the Draft PEIR. The Final PEIR was made available to the public and provided to all commenting agencies on October 17, 2024, at least 10 days prior to certification of the Final PEIR, in compliance with Public Resources Code Section 21092.5(a).
12. That on September 19, 2024, the Planning Commission considered the Project and approved Planning Commission Resolution 2024-09-PCR-09, recommending the City Council certify the Final Program Environmental Impact Report, inclusive of its

referenced appendices for the “Redondo Beach Focused General Plan Update, Zoning Ordinance Update and Local Coastal Program Amendment”, and approve appropriate Environmental Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program, adopt a General Plan Amendment to Update the City’s Land Use, Open Space and Conservation, Noise, and Safety Elements, adopt amendments to the Redondo Beach Municipal Code, Title 10 Planning and Zoning, Chapter 1 Subdivisions, Chapter 2 Zoning and Land Use, and Chapter 5 Coastal Land Use Plan Implementing Ordinance, and adopt amendments to the City of Redondo Beach’s Coastal Land Use Plan of the Local Coastal Program all of which serve to implement the City’s 6<sup>th</sup> Cycle Housing Element.

13. That on October 1, and 15, 2024, the City Council, at duly noticed public hearings, considered the Project and the Draft PEIR, at which time the City staff presented its report and interested persons had an opportunity to be heard and to present evidence regarding the Project and the Draft PEIR.
14. That on October 29, and November 5, 2024, the City Council, at duly noticed public hearings, again considered the Project and also the Final PEIR, at which time the City staff presented its report and interested persons had an opportunity to be heard and to present evidence regarding the Project and the Final PEIR.
15. That Section 15091 of the CEQA Guidelines requires that a public agency, before approving a project for which a PEIR is required, make one or more of the following written finding(s) for each significant effect identified in the PEIR accompanied by a brief explanation of the rationale for each finding:
  - a. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the Final PEIR; or,
  - b. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency; or,
  - c. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final PEIR.
16. That these required written findings are set forth in Exhibit A, attached hereto and incorporated herein by reference as if set forth in full, and are hereby adopted.
  - a. Environmental impacts determined to have no impact or a less than significant impact without mitigation are described in Section III B of Exhibit A.
  - b. Environmental impacts determined in the PEIR to be less than significant with mitigation are described in Section III C of Exhibit A.

- c. Environmental impacts that remain significant and unavoidable despite the imposition of all feasible mitigation are described in Section III D of Exhibit A.
  - d. Alternatives that might eliminate or reduce significant environmental impacts are described in Section IV of Exhibit A.
17. That CEQA Guidelines Section 15093 requires that if a project will cause significant unavoidable adverse impacts, the public agency must adopt a Statement of Overriding Considerations prior to approving the project. A Statement of Overriding Considerations states that any significant adverse project effects are acceptable if expected project benefits outweigh unavoidable adverse environmental impacts. The Statement of Overriding Considerations is included in the findings in Section VII of Exhibit A, and is incorporated herein by reference as if set forth in full, and is hereby adopted.
18. That CEQA Section 21081.6 requires the City to prepare and adopt a Mitigation Monitoring and Reporting Program for any project for which mitigation measures have been imposed to ensure compliance with the adopted mitigation measures. The Mitigation Monitoring and Reporting Program is attached to the Final PEIR as Appendix C, and in this Resolution as Exhibit B, and is herein incorporated by reference as if set forth in full, and is hereby adopted.
19. That prior to taking action, the City Council has heard, been presented with, reviewed, and considered the information and data in the administrative record, including the Final PEIR, the written and oral comments on the Draft PEIR and Final PEIR, responses to comments, staff reports and presentations, and all oral and written testimony presented during the public hearing on the proposed Project.
20. That the City Clerk of the City of Redondo Beach is the custodian of records, and the documents and other materials that constitute the record of proceedings upon which this decision is based are located at the Office of the City Clerk, City of Redondo Beach, 415 Diamond Street, Redondo Beach, CA.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, DOES RESOLVE AS FOLLOWS:

SECTION 1. That the above recitals and findings are true and correct, and are incorporated herein by reference as if set forth in full.

SECTION 2. That agencies and interested members of the public have been afforded ample notice and opportunity to comment on the Final PEIR and the proposed Project.

SECTION 3. That the City Council has independently considered the administrative record before it, which is hereby incorporated by reference and which includes the Final PEIR, the written and oral comments on the Draft PEIR, staff reports and responses to comments incorporated into the Final PEIR, and all testimony related to environmental issues regarding the proposed Project.

SECTION 4. That the Final PEIR fully analyzes and discloses the potential impacts of the proposed Project, and that those impacts have been mitigated or avoided to the extent feasible for the reasons set forth in the Findings attached as Exhibit A and incorporated herein by reference, with the exception of those impacts found to be significant and unmitigable as discussed therein.

SECTION 5. That the Final PEIR reflects the independent judgment of the City Council. The City Council further finds that the additional information provided in the staff reports, the minor edits recommended by staff or the Planning Commission, in comments on the Draft PEIR, the responses to comments on the Draft PEIR, and the evidence presented in written and oral testimony does not constitute new information requiring recirculation of the PEIR under CEQA. None of the information presented has deprived the public of a meaningful opportunity to comment upon a substantial environmental impact of the proposed Project or a feasible mitigation measure or alternative that the City has declined to implement.

SECTION 6. That the City Council certify the Final PEIR as being in compliance with CEQA. That the City Council further adopts the Findings pursuant to CEQA and the Statement of Overriding Considerations as set forth in Exhibits A, respectively, and adopts the Mitigation Monitoring and Reporting Program attached as Exhibit B. That the City Council further determines that all of the findings made in this Resolution (including Exhibit A) are based upon the information and evidence set forth in the Final PEIR and upon other substantial evidence that has been presented at the hearing before the City Council, and in the record of the proceedings. That the City Council further finds that each of the overriding benefits stated in Exhibit A, by itself, would individually justify proceeding with the proposed Project despite any significant unavoidable impacts identified in the Final PEIR or alleged in the record of proceedings.


SECTION 7. That the City Council hereby directs City staff to implement and to monitor the mitigation measures as described in Exhibit B.

SECTION 8. The City Council hereby directs staff to file a Notice of Determination as set forth in Public Resources Code Section 21152.

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PASSED, APPROVED AND ADOPTED this 5<sup>th</sup> day of November, 2024.

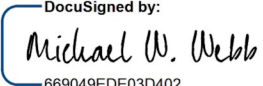
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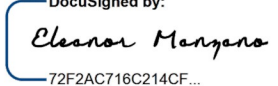
James A. Light, Mayor  
Paige Kaluderovic, Mayor  
Pro Tempore

APPROVED AS TO FORM:

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Michael W. Webb, City Attorney

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Eleanor Manzano, CMC, City Clerk

## CERTIFICATION

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    ) ss  
CITY OF REDONDO BEACH        )

I, Eleanor Manzano, City Clerk of the City of Redondo Beach, California, do hereby certify that Resolution No. CC-2410-105 was passed and adopted by the City Council of the City of Redondo Beach, California, at a regular meeting of said City Council held on the 5<sup>th</sup> day of November, 2024, and there after signed and approved by the Mayor and attested by the City Clerk, and that said resolution was adopted by the following vote:

AYES:           NEHRENHEIM, LOEWENSTEIN, KALUDEROVIC, OBAGI, JR., BEHRENDT

NOES:           NONE

ABSENT:        NONE

ABSTAIN:       NONE

DocuSigned by:

*Eleanor Manzano*

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Eleanor Manzano, CMC  
City Clerk

11/8/2024 | 11:32 AM PST