



Administrative Report

H.6., File # 24-1811

Meeting Date: 11/12/2024

To: MAYOR AND CITY COUNCIL

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

ADOPT BY TITLE ONLY ORDINANCE NO. CC-3281-24, AMENDING TITLE 10, CHAPTER 1 SUBDIVISIONS OF THE REDONDO BEACH MUNICIPAL CODE FOR CONSISTENCY WITH THE GENERAL PLAN LAND USE ELEMENT AND TO IMPLEMENT THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT AND OTHER AMENDMENTS REGARDING RESIDENTIALLY DESIGNATED PROPERTIES NOT IDENTIFIED AS PROGRAM ACTIONS IN THE CITY'S HOUSING ELEMENT. FOR SECOND READING AND ADOPTION.

ADOPT BY TITLE ONLY ORDINANCE NO. 3282-24, AMENDING TITLE 10 PLANNING AND ZONING, CHAPTER 2 ZONING AND LAND USE OF THE REDONDO BEACH MUNICIPAL CODE FOR CONSISTENCY WITH THE GENERAL PLAN LAND USE ELEMENT AND TO IMPLEMENT THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT AND OTHER AMENDMENTS REGARDING RESIDENTIALLY DESIGNATED PROPERTIES NOT IDENTIFIED AS PROGRAM ACTIONS IN THE CITY'S HOUSING ELEMENT. FOR SECOND READING AND ADOPTION.

ADOPT BY TITLE ONLY ORDINANCE NO. 3283-24, AMENDING TITLE 10 PLANNING AND ZONING, CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE OF THE REDONDO BEACH MUNICIPAL CODE FOR CONSISTENCY WITH THE GENERAL PLAN LAND USE ELEMENT AND TO IMPLEMENT THE CITY'S CERTIFIED 6TH CYCLE 2021-2029 HOUSING ELEMENT AND OTHER AMENDMENTS REGARDING RESIDENTIALLY DESIGNATED PROPERTIES NOT IDENTIFIED AS PROGRAM ACTIONS IN THE CITY'S HOUSING ELEMENT. FOR SECOND READING AND ADOPTION.

EXECUTIVE SUMMARY

At the November 5, 2024 City Council meeting, following a series of discussions in October, the Council approved the introduction of three 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 three Ordinances are now ready for second reading and adoption.

BACKGROUND

The City is in the process of updating the Land Use, Open Space and Conservation, Safety and Noise Elements of the General Plan, and Associated Zoning Ordinance amendments. The General Plan is composed of various State required elements and provides long-term policy direction to guide the physical development, conservation, and sustainability of the City. The Zoning Ordinance is an

implementation tool of the General Plan and is required to be consistent with its land-use designations and all of its policies.

On October 1, October 15, and October 29, 2024, the City Council discussed the proposed updates. At the meeting on November 5, 2024, the City Council approved amendments to the City's existing Land Use Element and Zoning Ordinances intended to implement the City's Certified 6th Cycle Housing Element. The City Council also adopted a resolution certifying the associated Final Environmental Impact Report (State Clearinghouse Number 2023050732). A subsequent analysis related to the floor area ratio cap for the Beach Cities Health District property is scheduled for Council consideration on December 3, 2024. The remainder of the General Plan update will be presented for discussion in early 2025.

COORDINATION

The Community Development Department and City Attorney's Office coordinated matters related to the implementation of the Housing Element, including the Zoning Ordinance, Local Coastal Program Amendments, and the preparation of the Draft Environmental Impact Report.

FISCAL IMPACT

The total cost of the Agreement with PlaceWorks, and associated subconsultants, for the General Plan, Zoning Ordinance, and Local Coastal Program updates is \$2,272,372. Except for the initial General Fund expenditure of \$676,900, the costs to fund this work have been paid from the General Plan Maintenance Fund and through the Local Early Action Planning (LEAP) Grant reimbursement funds awarded by the State of California.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Ord - Zoning Ordinance No. CC-3281-24 Amending Title 10, Chapter 1
- Ord - Zoning Ordinance No. CC-3282-24 Amending Title 10, Chapter 2
- Ord - Zoning Ordinance No. CC-3283-24 Amending Title 10, Chapter 5