



Administrative Report

J.2., File # PC23-6227

Meeting Date: 6/15/2023

To: PLANNING COMMISSION

From: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT OBJECTIVE RESIDENTIAL STANDARDS AND AMEND TITLE 10, CHAPTER 2 (ZONING ORDINANCE) AND TITLE 10, CHAPTER 5 (COASTAL LAND USE PLAN IMPLEMENTING ORDINANCE) OF THE REDONDO BEACH MUNICIPAL CODE AND FOR IMPLEMENTATION OF OBJECTIVE RESIDENTIAL STANDARDS, AND DETERMINATION OF EXEMPTION OF CODE AMENDMENTS FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

EXECUTIVE SUMMARY:

As part of the City Council's strategic planning efforts, the Planning Division has been directed to update the City's Residential Design Guidelines to Objective Residential Standards (ORS). The current Residential Design Guidelines were adopted in 2003.

The City has retained the consulting firm Cityworks Design to assist in the update effort. Initial community feedback was obtained in 2022 to help guide the development of objective standards. The Draft Objective Residential Standards were released for public comment in January 2023. Staff and the consultant have received significant input on the draft document from the Planning Commission ORS Subcommittee, the Designer Focus Group meeting on March 15, 2023, general public comments, and at a joint Planning Commission meeting and Community Workshop held on March 29, 2023. Based on the feedback through these efforts, staff and Cityworks Design have revised the Draft Objective Residential Standards document.

The Draft Objective Residential Standards incorporating the input provided from the public and Planning Commission were presented and discussed at the May 18, 2023 Planning Commission meeting. This item is a public hearing of the Planning Commission to consider a resolution recommending revisions to Redondo Beach Municipal Code to implement the Objective Residential Standards, as well as to include any final recommendations to the City Council regarding the Draft Objective Residential Standards. The resolution also includes findings that the proposed amendments are exempt from the California Environmental Quality Act (CEQA)

BACKGROUND

The City Council set a Strategic Planning goal to update the Residential Design Guidelines, which were adopted almost 20 years ago. A contract with Cityworks Design was approved by City Council on June 8, 2021, with an initial term through June 30, 2022 to assist with completion of the work.

The contract calls for the guidelines to be updated with objective design standards and include ADUs and the R-1A “tall and skinny” residential zone, which are not covered in the current document.

The original contract deadlines were aligned with the SB2 Grant Funding from the California Department of Housing and Community Development (HCD). HCD has granted extensions to the SB2 Grant Agreements to allow additional time for completion, due to many of these grants being utilized for Housing Elements that are not finalized.

The contract was amended in February 2023 to extend the term of the agreement to correspond with the grant agreement extension and to also accommodate additional community feedback opportunities. Adoption of the Objective Residential Standards needs to be completed by September 30, 2023 per the grant agreement.

The community outreach began in December 2021. The key work completed to date includes:

December 13, 2021	Designer Focus Group Workshop #1
December 16, 2021	Planning Commission Meeting #1 to discuss the purpose of the updates and to gain initial feedback on the current Residential Design Guidelines.
January 10, 2022	Community Workshop #1 to discuss the project and explain the topics to be included in the updated Objective Residential Standards.
January 2022	Community Survey to gain feedback on the main topics of focus to be included in the updated Objective Residential Standards.
September 2022	Planning Commission established a subcommittee to for this project.
Fall 2022	Planning Commission subcommittee provided input and feedback on internal draft language for document.
January 2023	Draft Objective Residential Standards document was released, with request for public comment.
February-March 2023	Received feedback from Planning Commission ORS Subcommittee, design community, and public on the Draft ORS document.
March 15, 2023	Designer Focus Group Workshop #2
March 29, 2023	Community Workshop #2 and Planning Commission Meeting #2 to discuss draft document and get further direction on some of the standards.

The March 29, 2023 special meeting of the Planning Commission was a combination of Planning Commission Meeting #2 and Community Workshop #2. The meeting included a presentation to the Planning Commission and public on the Draft Objective Standards and the key changes, as well as the comments heard to date. There was a robust community input session following the presentation. There were topics in the ORS document where direction was needed, and after the community presentation and discussion, the Planning Commission discussed the remaining topics and provided direction to staff and the consultant in order to finalize the document.

Based on the feedback through these efforts, staff and Cityworks Design revised the Draft Objective Residential Standards document. The revised Draft Objective Residential Standards, incorporating the input provided from the public and Planning Commission, was presented and discussed at the May 18, 2023 Planning Commission meeting.

This public hearing is for the Planning Commission to consider a resolution recommending revisions to Redondo Beach Municipal Code to effectuate the Objective Residential Standards, as well as to include any final recommendations to the City Council regarding the Draft Objective Residential Standards.

The City Council will discuss the Final ORS in July 2023, with expected adoption in August 2023.

ATTACHMENTS

- Draft Resolution Recommending Amendments to Effectuate ORS
- Draft Objective Residential Standards (ORS) dated May 11, 2023
- 2023-05-18 Planning Commission Presentation
- 2023-03-29 Planning Commission Presentation
- Frequently Asked Questions (FAQs) on Draft Objective Residential Standards
- Commissioner Hinsley's Researched Items as Discussed May 29, 2023
- Combined Designer Focus Group Comments 2023-03-19
- Combined Community Comments 2023-03-22
- Public Comments Received Since 2023-05-18 Meeting
- Subcommittee Comments - Sheila Lamb 2023-03-22
- Subcommittee Comments - Matthew Hinsley 2023-03-22
- 2022-02 Survey Results Summary
- 2022-01-06 Community Workshop Presentation
- 2021-12-16 Planning Commission Presentation
- Current Residential Design Guidelines Booklet
- Proof of Public Hearing Notice