



Administrative Report

L.1., File # 24-1038

Meeting Date: 6/20/2024

To: PLANNING COMMISSION

From: MARC WIENER, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

OVERVIEW OF THE DRAFT GENERAL PLAN UPDATE AND ASSOCIATED ZONING ORDINANCE AMENDMENTS

RECOMMENDATION:

1. Receive and file report.

EXECUTIVE SUMMARY

The General Plan is composed of various elements (e.g. Land Use, Housing, Transportation and Circulation, Open Space, Conservation, Noise, etc.) and provides long-term policy direction to guide the physical development, conservation, and sustainability of the city. It is informed by a comprehensive public engagement process and establishes a shared vision of the community's aspirations as a seaside community offering the diversity and opportunities of a large city combined with the charm, beauty, and attitude of a small beach town. 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.

In December 2016, the City Council initiated the process of updating the General Plan by appointing the General Plan Advisory Committee (GPAC) to work with staff and help guide the project. The GPAC participated in amending the General Plan, which included updates to the Introduction, along with updated Goals, Policies, and Implementation Measures for the Land Use, Open Space and Conservation, Safety, and Noise Elements. The GPAC conducted a total of twenty-eight (28) meetings, with the final one occurring on January 31, 2024.

While in the process of working with the GPAC to update the General Plan, the City initiated a separate process to update its 6th Cycle Housing Element (2021-2029), which was adopted by the City Council on July 5, 2022, and certified by the State Department of Housing and Community Development (HCD) on September 1, 2022. The policies and programs in the Housing Element along with the Regional Housing Needs Assessment (RHNA) allocation for identifying locations to accommodate 2,490 housing units, including 936 units for very low-income households, 4,508 units for low income households, 490 units for moderate income households, and 556 units for above moderate income households guided the updates to the Land Use Element and Zoning Ordinance.

The Planning Commission is required to review updates to the General Plan, along with any associated Zoning Ordinance amendments required for consistency, and make recommendations to the City Council pertaining to its adoption. Updates to the General Plan and Zoning Ordinance, along with the Environmental Impact Report, are tentatively schedule to be reviewed by the Planning

Commission in September 2024, followed by City Council review in October 2024. In preparation of the September meeting(s), staff is providing the Planning Commission with an overview of the pending updates to the City's Land Use Element, Open Space and Conservation Element, Safety Element, and Noise Element along with a summary of the Zoning Ordinance amendments required to implement the Housing Element and for general consistency. Staff will identify and explain how some of the proposed amendments are guided by the City's Housing Element and some are driven by other changes to the General Plan not associated with the Housing Element.

General Plan Elements that are **NOT** being updated at this time include:

- Utilities Element (approved 1992, reformatted 2024)
- Solid Waste Management and Recycling Element (approved 1992, reformatted 2024)
- Transportation and Circulation Element (approved 2009, updated 2021)
- Housing Element (approved 2022)

BACKGROUND

In this section, staff will provide an overview of the 6th Cycle Housing Element as well as the draft amendments to the Land Use Element and Zoning Ordinance. This is an informational item, in which the Planning Commission is being asked to receive and file the report at this time in preparation of the public hearings in the coming months.

Housing Element: The City's 6th Cycle Housing Element covers the period of 2021-2029 and was adopted by the City Council on July 5, 2022. The Housing Element, which is mandated by the State to be updated every eight years, provides an analysis of a community's housing needs for all income levels, and includes strategies to provide for those housing needs. These objectives are accomplished through a variety of policies and programs that direct the City to take specific actions to further the production of affordable housing.

The Housing Element must include strategies for accommodating the City's Regional Housing Needs Allocation (RHNA). State law requires that a community provide adequate sites with residential development potential to allow for, and facilitate production, of the City's regional share of housing needs or RHNA. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate vacant and underutilized sites." Under State law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning and development standards, and services and facilities to facilitate and encourage the development of a variety of housing for all income levels.

Redondo Beach's RHNA for the 2021-2029 planning period was determined by the Southern California Association of Governments (SCAG) to be 2,490 housing units, including 936 units for very low-income households, 508 units for low-income households, 490 units for moderate income households, and 556 units for above moderate-income households. In order to accommodate the RHNA, the following sites were identified for the creation of an overlay zone to allow for residential uses at a density of 55 du/ac with a minimum density of 20 du/ac:

- North Tech (C-4-RO)
- Kingsdale (C-4-RO & RH-RO)
- South of Transit Center (IF-RO)

- 190th Street (C-2-RO & I-2-RO)
- South Bay Marketplace (IF-RO)
- FedEx (MU-1-RO)

The Housing Element also includes several “Programs” intended to reduce governmental constraints to the city-wide production of housing and to bring the City into compliance with State Housing Law. Many of the proposed updates to the General Plan Land Use designations, and particularly the Zoning Ordinance, are directed by the “Programs” contained within the Housing Element. State HCD can decertify the City’s Housing Element if the “Programs” inclusive of the zoning ordinance updates that serve to implement the housing sites and programs are not adopted by February 12, 2024. If this occurs the City would be at risk of a developer invoking “Builder’s Remedy”, which is a legal tool allowing developers to bypass local zoning and general plan requirements when a city does not have a certified housing element.

General Plan Update: Since its initial meeting on April 27, 2017, the GPAC conducted twenty-eight (28) meetings, with their final one occurring on January 31, 2024. Below is a brief summary of modifications to the General Plan that were prepared by staff and the GPAC.

- Development of the City’s draft “Vision Statement” and “Guiding Principles”.
 - Since approved by the City Council.
- Development of the City’s draft Artesia/Aviation Corridor Area Plan.
 - Since adopted by the City Council on December 8, 2020.
- Updated draft *Land Use Designations (Map) and Element* with Goals and Policies.
 - Allowance for 55 du/ac with a minimum of 20 du/ac in the six overlay zones, as directed by the Housing Element.
 - Minor updates the Floor Area Ratios (FAR) and associated buildout calculations.
 - An increase from .6 to 1.5 FAR within Special Policy Areas along Artesia and Aviation Boulevard, as recommended by the Artesia/Aviation Corridor Area Plan.
 - Updated draft Land Use Element with Goals, Policies, and “Special Policy Areas”.
 - North Redondo Tech District (SPA-1)
 - Artesia Boulevard (SPA-2)
 - Aviation Boulevard (SPA-3)
 - Galleria (SPA-4)
 - North PCH (SPA-5a)
 - Central PCH (SPA-5b)
 - Torrance Boulevard (SPA-5c)
 - South PCH (SPA-6)
 - Riviera Village (SP-7)Special Note: Includes new Historic Resources Goal and Policies.
 - Recommended Draft Land Use Map approved, in concept, by the City Council over the course of multiple meetings with motions at their meetings on May 11, 2021, May 18, 2021, and June 15, 2021.
- Updated draft *Open Space & Conservation Element* with Goals and Policies.
 - Formerly the Parks & Recreation Element.
 - Special Note: Includes new Public Viewshed Goals and Policies.
- Updated draft *Noise and Safety Elements*.

- Formerly the Environmental Hazards/Natural Hazards Element.

Zoning Map and Ordinance Amendments: The proposed amendments to the Zoning Map and Zoning Ordinance, most of which pertain to housing, will codify the policies established in the General Plan Update process, and will facilitate the implementation of “Programs” and the “housing sites” contained within the City’s Housing Element. The proposed Zoning Map is not yet complete however, a summary of the proposed zoning amendments is provided in Attachment 3 and includes some of the following:

- Creation of affordable housing overlay districts requiring a minimum density of 20 du/ac and maximum of 55 du/ac.
- Increase in the maximum size of multiple-family housing projects at are permitted administratively in all zones that allow for multiple-family housing from 3 units to 15 units.
- Any future residential projects on a property identified as a reused site in Table B-1, or listed on Table B-2 within an appendix of the Housing Element that includes at least 20 percent of its units as affordable to lower income households shall be subject to an administrative permitting process and shall be approved if found compliant with objective standards.
- Parking requirements will be adjusted to account for both the size and the number of bedrooms, so standards do not discourage the development of small units.
- Within the Artesia and Aviation Corridors the allowable FAR will be adjusted from .60 FAR to 1.50 FAR.
- The FAR in all industrial zones will be set at 1.0.
- The FAR for

ENVIRONMENTAL STATUS

Pursuant to the California Environmental Quality Act (CEQA), a program Environmental Impact Report is being prepared and will be presented to the Planning Commission at the same time as the final draft of the General Plan Update and Zoning Ordinance Amendments. The overall purpose of this program Draft Environmental Impact Report (DEIR) 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 by the for consistency purposes. This DEIR 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 adverse effects. Included as an appendix to the program Environmental Impact Report is a document that explains the buildout assumptions and methodologies utilized for projecting the potential growth in the City over the next 25 years. The horizon year of the General Plan Update is 2050. An attachment to the DEIR entitled “Appendix A Buildout Methodology” which explains the projections used to analyze the “project” will be provided to the Planning Commission with the General Plan Update documents.

ATTACHMENTS

1. Draft General Plan Update: Land Use, Open Space and Conservation, Safety, and Noise Elements (hyperlink)
2. 6th Cycle Housing Element Housing (hyperlink)
3. Summary of Zoning Ordinance Amendments

1. Draft General Plan Update: Land Use, Open Space and Conservation, Safety, and Noise Elements (click link)

https://www.redondo.org/departments/community_development/planredondo/whats_a_general_plan.php

2. 6th Cycle Housing Element Housing (click link – see Housing Plan pgs.101-125)

[https://cms2.revize.com/revize/redondobeachca/Documents/Departments/Community%20Development/Planning/Housing%20Element/RB%202021-2029%20HE%20\(Final%20HCD%20Certified\).pdf](https://cms2.revize.com/revize/redondobeachca/Documents/Departments/Community%20Development/Planning/Housing%20Element/RB%202021-2029%20HE%20(Final%20HCD%20Certified).pdf)

Consistency with existing housing element

The buildout of the proposed project is consistent with other elements of the General Plan and includes growth in the areas identified in the Housing Element as suitable for housing development by 2029. The table below shows the number of units by proposed general plan land use and income category identified in the Housing Element Sites Inventory (Tables B-1 and B-2 of the Housing Element) relative to the total housing growth studied under the Proposed Project.

Note: this table only shows the General Plan Land Uses identified in the Housing Element Sites Inventory. The total includes data for land use categories that are not shown.

Housing Element Sites Inventory Relative to Proposed Project Growth.

Proposed General Plan Land Use	Existing Housing Units (2023)	Housing Element Sites Inventory (2021-2029)					Total Housing Growth Projected for Proposed Project (2023-2050)	Total Housing Units Projected for Proposed Project (Existing 2023 + Growth by 2050)
		Housing Site Category	Lower	Moderate	Above Moderate	Total Capacity in Sites Inventory (by 2029)		
R-2: Multifamily Residential	5,972	Residential Recycling	-	-	358	358	637	6,609
R-3: Multifamily Residential	10,546	Residential Recycling	4	507	30	557	602	11,148
		Church Properties	-	16	-			
RMD: Multifamily Residential	5,879	Residential Recycling	-	14	-	14	15	5,894
RH: Multifamily Residential	263	Residential Recycling	-	63	-	85	106	396
		Church Properties	12	10	-			
MU-1: Mixed-Use	159	MU-1	104	22	-	126	542	701
MU-2: Mixed-Use	42	MU-2	-	51	-	51	279	321
MU-TC: Mixed-Use Transit Center	-	South Bay Galleria	70	-	280	350	700	700
A: North Tech (C-4-R)	-	Residential Overlay	35	-	140	175	180	180
B: Kingsdale (C-4-R & RH-R)	13	Residential Overlay	18	-	107	125	113	126
C: South of Transit Center (IF-R)	-	Residential Overlay	273	-	-	273	273	273
D: 190th Street (C-2-R & I-2-R)	-	Residential Overlay	331	-	-	331	331	331
E: South Bay Marketplace (IF-R)	-	Residential Overlay	486	-	-	486	486	486
F: FedEx (MU-1-R)	-	Residential Overlay	80	-	-	80	80	80
Total (including all land uses)	30,431					3,150	4,956	35,387

Zoning Ordinance Updates

The amendments to the Zoning Ordinance will codify the community’s vision as established in the Focused General Plan Update process, facilitate the implementation of key General Plan concepts related to land use, and implement required Zoning Map changes and programs pursuant to the city’s existing, Certified Housing Element. Below is a summary of the proposed amendments to the city’s Zoning Map followed by a summary of the required amendments to the Zoning Ordinance text.

Zoning Ordinance Updates Included in Projected Buildout of Proposed Project

Zone Update	Description and General Location of Map Changes	Notes:
Map Updates	<p>Amendments to the zoning map align zoning designations on all properties with the land use map changes identified in the Focused General Plan Update.</p> <p>These map changes are generally located at all the Housing Sites per the certified Housing Element (see “New Affordable Housing Overlay District”); The commercial corridors throughout the City; and The Industrial areas between Manhattan Beach Blvd and Marine Avenue.</p>	Many of the map updates implement Housing Element Program 8
New Affordable Housing Overlay District	<p>The new affordable housing overlay zoning districts (North Tech, Kingsdale, South of Transit Center, 190th Street, South Bay Marketplace, and FedEx) with a minimum density of 20 du/ac and a maximum of 55 du/ac providing standards that are consistent with the residential overlay land use category identified in the Focused General Plan Update.</p>	Required to implement Housing Element Program 8
New Industrial Flex District	<p>The new Industrial Flex zoning districts provides interim standards to facilitate the transition of existing uses in the Galleria Special Policy Area. Allowing for an integrated mix of light industrial and commercial and/or office uses that contribute to the creation of a mixed-use transit node, serving as a regional draw for commercial uses and a center for new innovative jobs and high-density housing, as described in the Focused General Plan Update.</p> <p>This map change is located...</p>	
Updates to all Residential High (RH) zones	<p>Increase the allowable density in all Residential High (RH) zones from 28 du/ac to 30 du/ac.</p> <p>These map changes are located...</p>	Required to implement Housing Element Program 8
Updates to Regional Commercial (CR)	<p>Regional Commercial (CR) will be changed to Mixed-Use Transit Center (MU-TC) to reflect the same change in name identified the Focused General Plan Update.</p> <p>The allowable density will decrease from 35 du/ac to 30 du/ac consistent with the MU-TC land use category identified in the Focused General Plan Update.</p> <p>This map change is located on the Galleria Mall project site.</p>	
Eliminate Mixed Use 2 zones. Updated Mixed Use 1 zones.	<p>The Proposed General Plan eliminates the existing Mixed Use 2 (MU-2) land use category. To reflect this in the zoning ordinance, MU-2 zones will be eliminated. Allowable density in all MU-1 land use districts will be 30 du/ac. The allowable FAR within the Artesia and Aviation Corridors will be set at 1.50 FAR. This map change area will be provided separately.</p>	
Rename Mixed Use 3 as Mixed Use 2	<p>Due to the elimination of the Mixed Use 2 (MU-2) designation in the Proposed General Plan Update, the Mixed Use 3 category was renumbered to Mixed Use 2. To align the zoning nomenclature with the proposed General Plan, Mixed Use 3 zones will be renamed. No other changes will be made to this category.</p>	

DRAFT - Summary of Zoning Ordinance Update and LCPA – For Project Description in the EIR

	These map change areas are located...	
Updates to C-2 and C-2-PD	<p>Within the Artesia and Aviation Corridors the allowable FAR will be adjusted from .60 FAR to 1.50 FAR.</p> <p>Additional uses, including kenneling and hotel, will be conditionally permitted in C-2 and C-2-PD zones, as stated in the Commercial Neighborhood (CN) Land Use Category identified in the Focused General Plan Update.</p> <p>These map change areas are located...</p>	
Set FAR in Industrial Zones to 1.0 FAR	<p>The FAR in all industrial zones will be set at 1.0 FAR</p> <p>This map change is located...</p>	
Minimum Density for Housing Element Sites	<p>New requirements for a minimum density of 20 dwelling units per acre for all sites identified in Table B-2 of the Housing Element that are used to satisfy low or very low income requirements as part of the City’s Regional Housing Needs Allocation (RHNA).</p> <p>See Table B-2 for general locations of these map change areas.</p>	Required to implement Housing Element Program 8 and 9
Non-conforming uses	<p>Provisions to allow for existing uses that may become non-conforming and existing non-conforming uses to remain and be rebuilt with the same number of units and square footage in specific instances.</p> <p>Not a change to the Zoning Map.</p>	
Permitted Uses	<p>Specifically allow employee housing, supportive housing, and transitional housing as permitted in all districts where residential uses are allowed.</p> <p>Not a change to the Zoning Map.</p>	Required to implement Housing Element Program 13
Permitted Uses	<p>Specifically allow emergency shelters and low barrier navigation centers as permitted uses in all mixed-use zones and industrial or commercial zones where the Affordable Housing Overlay is applied.</p> <p>Not a change to the Zoning Map.</p>	Required to implement Housing Element Program 13
Permitted Uses	<p>New use added to specifically address unlicensed group homes wherever licensed group homes are addressed.</p> <p>Not a change to the Zoning Map.</p>	Required to implement Housing Element Program 13
Streamlined Lot Splits in AHO areas.	<p>New language in the subdivision ordinance to allow for streamlined lot splits within Affordable Housing Overlay areas to facilitate the development of affordable housing in the parking areas of existing commercial properties.</p> <p>See “New Affordable Housing Overlay District” for general locations.</p>	Required to implement Housing Element Program 8
Adjustments to Parking Requirements	<p>Parking requirements will be adjusted to account for both the size and the number of bedrooms, so standards do not discourage the development of small units.</p> <p>Parking requirements for Emergency Shelters will be established based on staffing levels only.</p>	Required to implement Housing Element Program 13

	<p>Parking will not be required for permanent supportive housing within ½ mile of a major public transit stop.</p> <p>Not a change to the Zoning Map.</p>	
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Zoning Ordinance Updates That are Procedural, Administrative, or Required to Formally Align the City’s Municipal Code with State Laws That are Already in Effect

Zone Update	Description	Notes:
Administrative permitting of more types of housing	<p>Project Size Increase the maximum size of multiple-family housing projects that are permitted administratively in all zones that allow for multiple-family housing from 3 units to 15 units.</p> <p>Affordable Projects on Sites Reused or Rezoned in the Housing Element Sites Inventory All projects identified as a reused site in Table B-1, or listed on Table B-2 of the Housing Element with at least 20 percent of units affordable to lower income households shall be subject to an administrative permitting process and shall be approved if found compliant with objective standards regardless of the number of units proposed.</p>	Required to implement Housing Element Programs 9 and 13
Definitions	<p>Updates to definitions and new definitions for several housing terms, consistent with State Law.</p> <p>Can we bullet the proposed definitions?</p>	Required to implement Housing Element Program 13
Density Bonus Update	Updates to the density bonus ordinance to align with State Law.	Required to implement Housing Element Program 13
New Article to Address Replacement Housing	New requirements to provide replacement housing units consistent with State Law (AB 1397).	Required to implement Housing Element Program 10
Reasonable accommodation requirements	New regulations to implement reasonable accommodation requirements consistent with the Certified Housing Element.	Required to implement Housing Element Program 13

Local Coastal Program Amendment

To implement the changes proposed by the Focused General Plan Update and the proposed Zoning Ordinance Update within the coastal zone, the City must also amend portions of both the Coastal Land Use Plan (LUP) and Implementation Plan (IP) components of its Local Coastal Program (LCP).

Proposed changes to the LUP include updates to the Land Use Map consistent with the Land Use Map in the Focused General Plan Update.

DRAFT - Summary of Zoning Ordinance Update and LCPA – For Project Description in the EIR

Proposed changes to the IP will include updates to the Zoning Map within the Coastal Zone to implement the Focused General Plan Update and updates to the Zoning Ordinance for the Coastal Zone that largely mirror the changes described in the tables above.